

ZONING CHANGE REVIEW SHEET

CASE: C814-2017-0024 – Holdsworth Center
Planned Unit Development

Z.A.P. DATE: August 15, 2017
October 3, 2017
October 17, 2017

ADDRESS: 4907 RM 2222 Road

DISTRICT AREA: 10

OWNER: Holdsworth Center For Excellence
In Education Leadership, LLC

AGENT: Armbrust & Brown, PLLC
(David Armbrust)

ZONING FROM: LA; SF-2

TO: PUD

AREA: 44.17 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the condition that environmental superiority is met as outlined in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through K.

ENVIRONMENTAL COMMISSION MOTION:

October 4, 2017: The Environmental Commission recommends approval of the conditions for the Holdsworth Center PUD C814-2017-0024 as described in Attachment A.

[H. SMITH; M. NEELY – 2ND] (9-0) A. CREEL, B. KITCHIN – ABSENT

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 15, 2017: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 3, 2017*

[B. GREENBERG; Y. FLORES – 2ND] (7-0) D. BREITHAUPT; B. EVANS; S. LAVANI; S. TRINH – ABSENT

October 3, 2017: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 17, 2017*

[B. GREENBERG; A. AGUIRRE – 2ND] (9-0) S. LAVANI; S. TRINH – ABSENT

October 17, 2017: *APPROVED PUD DISTRICT ZONING AS RECOMMENDED BY STAFF AND THE ENVIRONMENTAL COMMISSION, INCLUSIVE OF EXHIBITS B THROUGH K, INCLUDING THE TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM, IMPROVEMENTS TO RM 2222 AS AGREED TO WITH TXDOT, AND PROHIBITING HOTEL-MOTEL USE*

[S. LAVANI; J. DUNCAN – 2ND] (8-0) D. BREITHAUPT, Y. FLORES, S. TRINH – ABSENT

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A, A-1, and A-2: Vicinity Map, Zoning Map, and Aerial
Exhibits B and B-1: Holdsworth Center Superiority Table and Code Modification Table
Exhibit C: Land Use Plan
Exhibit D: PUD Notes
Exhibit E: Critical Environmental Feature Buffers
Exhibit F: Heritage Trees
Exhibit G: Open Space
Exhibit H: Drainage Area Map – Existing Conditions
Exhibit I: Drainage Area Map – Proposed Conditions
Exhibit J: Conceptual Mitigation Plan
Exhibit K: Mobility & Access

Attachment A: Environmental Commission support material

Attachment B: Carbon Impact Statement and supporting information

Correspondence Received

DEPARTMENT COMMENTS:

The proposed Holdsworth Center Planned Unit Development (PUD) consists of agricultural land, a vacant single family residence and accessory outbuildings zoned Lake Austin residence (LA) and single family residence-standard lot (SF-2) districts. It is located on the west side of RM 2222 Road approximately 1.5 miles east of its intersection with Loop 360 and has significant Lake Austin frontage. The land surrounding the PUD consists of a single family residence to the north (PUD), single family residences on large lots and Cat Mountain Villas across RM 2222 to the east (SF-2; PUD), and the Cliff Over Lake Austin II single family subdivision to the south (LA). Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), and A-2 (Aerial View).

The Applicant is requesting PUD district zoning for a 44.17 acre non-profit retreat center dedicated to training and leadership development for the leaders of Texas public school districts. The Holdsworth Center shall follow LA zoning site development regulations with the exception of building height, as further described below. Uses include meeting facilities, dormitories for up to 250 invitees, common area dining facilities, administrative offices, recreational facilities, one permanent residence for Holdsworth Center staff, accessory uses (including three boat docks) and parking facilities with 300 onsite spaces. As shown in Exhibit C (Land Use Plan), the tract will have one driveway entrance from RM

2222. In coordination with TXDOT, a left-turn bay for northbound traffic will be provided as well as a southbound right-turn taper lane which will allow southbound, right-turning vehicles to move out of the through lanes. An 8' wide easement for a multi-modal facility which would include a trail is also proposed along the property's RM 2222 frontage. Please refer to Exhibits C (Land Use Plan) and D (PUD Notes).

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibits B and C), this proposed PUD meets all 12 of the applicable Tier 1 items, and offers some elements of superiority in six of the 13 Tier 2 categories (*Open Space; Environment/Drainage; Austin Green Builder Program; Community Amenities, Transportation, and Building Design*).

Code Modifications

There are eight modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). As summarized below, these include maximum building height, boat docks, exemption from Commercial Design Standards, cut requirements, Critical Environmental Feature protective buffer, in lieu donation to the Affordable Housing Trust Fund, and maximum fence height.

- Section 25-2-492 (*Site Development Regulations*) – Establishes the maximum height is 40' for portions of the site located at 520' or less above sea level (the meadow portion on the property's west side), and the maximum height is 25' for any portion of the site located higher than above sea level. Note: The project will comply with the height limits established by the Hill Country Roadway Ordinance.
- Section 25-2, Division 5 (*Planned Unit Developments*), Subpart B (*Planned Unit Development Standards*) Section 2.5.2.B (*Requirements for Exceeding Baseline*) – Modified to not require an in lieu donation related to increasing the maximum building height from 35' to 40' on portions of the site. The height increase allows some of parking to be located at grade with buildings constructed above and in turn, decreases the amount of surface area dedicated solely to parking.

- Sections 25-2-897 and 25-2-1176(A)(9)(a) (*Accessory Uses for a Principal Civic Use*) (*Regulations*) – Modified to allow no more than three docks on the Property. One of the three docks may have two slips with mechanical lifts and may extend up to 60' from the shoreline. The other two docks shall not have mechanical equipment (day docks) and may extend up to 30' from the shoreline. Each dock shall be permitted access from the shoreline through the Critical Water Quality Zone.
- Section 25-2-899 (*Fence Height*) – Modified to allow for a 10' high fence near the east property line (RM 2222 Road). Due to elevation changes from RM 2222, the wrought iron fence is for security purposes and the height is consistent with the adjacent property to the north.
- Section 25-2, Subchapter E (*Design Standards and Mixed Use*) – Modified to not apply to the project. The PUD's baseline zoning is Lake Austin residence (LA), a residential district.
- Sections 25-6-472 (*Off-Street Parking*) – Modified to allow for a parking reduction to 300 parking spaces. The proposed use is unique and does not have specific parking requirements under the City Code. Please refer to the Special Parking Determination following Exhibit B-1.
- Sections 25-8-341 (*Cut Requirements*) – Modified to allow for cuts up to 10 feet of depth for the access drive design, as shown on Exhibit C. The access drive design requires additional cuts in order to comply with Fire Code requirements for maximum roadway slope.
- Environmental Criteria Manual (ECM) Section 1.10.4 and LDC Section 25-8-281 (*Critical Environmental Feature Protective Buffer*) – Modified as shown on Exhibit E due to the site's topography which in turn limits the areas suitable for driveway access and utility crossings.

Staff recommendation and conditions:

Given the number of items offered in the PUD that exceed current Code standards, Staff believes the proposal can result in superior development for a non-profit training and leadership center benefitting the leaders of Texas public school districts. Therefore, Staff recommends PUD zoning based on the following factors in Open Space, Green Building, Environmental Preservation, Landscaping, and Transportation which make this project superior, and as further outlined in Exhibit B:

Open Space

- Providing 24.29 acres of open space; this figure excludes detention or filtration areas

Green Building

- All buildings in the Holdsworth Center PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating

version in effect at the time a rating registration application is submitted for the building.

Environmental Preservation, Drainage, and Landscaping

- Provide approximately 55% open space which significantly exceeds the 20% requirement for PUDs.
- Preserve all Heritage trees onsite. A minimum of 75% of the caliper inches associated with native protected size trees (19" or greater) shall be preserved. A minimum of 75% of all native caliper inches (6" or greater) shall be preserved.
- Enhance the riparian zone near Lake Austin by preserving the natural woods near the shoreline and removing invasive tree and plant species in this area. The project will provide approximately 1 acre of wetland mitigation area to offset 0.5 acres of disturbance.
- Utilize a minimum of three different types of innovative water quality controls for 100% of onsite control and 100% offsite drainage as described in the ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*) including vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens for development. The design will utilize overland natural drainage and incorporate signage with a minimum size of 11" x 17" for the water quality design and vegetation throughout the site. Porous pavement shall be provided for a minimum of 50% of all paved areas limited to pedestrian use.
- Provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area coming from an upstream residential subdivision and RM 2222 that is conveyed through the site.
- Impervious cover is limited to 20% of the gross site area (8.8 acres) which is a 2 percentage points lower than the maximum allowed by Code (22% GSA, 9.8 acres)
- All planted trees shall be native species selected from ECM Appendix F (*Descriptive Categories of Tree Species*). All planted landscaping materials shall be native or adapted species selected from ECM Appendix N (*City of Austin Preferred Plant List*) or the Grow Green Native and Adapted Landscape Plant Guide.
- All planted trees for landscape requirements shall utilize Central Texas native seed stock as specified in Appendix F of the ECM.
- Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area.
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate "dark sky" design guidelines and techniques.

Transportation

- Improvements to RM 2222 to provide 1) a left-turn bay for northbound traffic turning into the site (which allows for through traffic to continue without being impeded by turning traffic) and 2) a southbound right turn taper to allow southbound right turning vehicles to move out of the southbound through lanes and into the site.
- Provide an 8' wide easement for a multi-modal facility to include a trail along the property's RM 2222 frontage.

- The Holdsworth Center PUD shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the property. The TDM program may implement both on-site and off-site demand measures, including vanpools, shuttles or other transportation coordination efforts, and is limited to 400 daily trips (full occupancy). Please refer to TDM Program document following Exhibit B.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LA; SF-2	Agricultural; Vacant single family residence and accessory outbuildings
<i>North</i>	PUD	Single family residence
<i>South</i>	LA	Single family residences in the Cliff Over Lake Austin II subdivision
<i>East</i>	SF-2; PUD	Single family residences in the Northwest Hills and the Cat Mountain Villas Section III-B subdivisions
<i>West</i>	Lake Austin	Not applicable

AREA STUDY: Lake Austin Zoning Study (1983-84) **TIA:** Is not required

WATERSHED: Lake Austin – **DESIRED DEVELOPMENT ZONE:** No
Watersupply Suburban

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY / SCENIC ROADWAY:** Yes
(Low Intensity)

NEIGHBORHOOD ORGANIZATIONS:

53 – Northwest Austin Civic Association 245 – Cat Mountain Homeowners Association
416 – Long Canyon Phase II & LLL Homeowners Association
425 – 2222 Coalition of Neighborhood Associations, Inc.
511 – Austin Neighborhoods Council 605 – City of Rollingwood
742 – Austin Independent School District 943 – Save Our Springs Alliance
1169 – Lake Austin Collective 1228 – Sierra Club, Austin Regional Group
1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
1424 – Preservation Austin 1507 – NW Austin Neighbors
1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
1554 – Northwest Austin Coalition 1596 – TNR BCP – Travis County Natural Resources

SCHOOLS:

Highland Park Elementary School Lamar Middle School McCallum High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2009-0139.02 – Bull Creek PUD – 4909 FM 2222 Rd	I-LA to PUD, to add a 0.83 acre tract known as the Design Center	To Grant PUD	Apvd PUD as Commission recommended (12-15-2011).
C814-2009-0139.01 – Bull Creek PUD – 4909 FM 2222 Rd	PUD to PUD, related to the tree protection exhibit	Not applicable; Apvd administratively	Not applicable
C814-2009-0139 – Bull Creek PUD – 4909 FM 2222 Rd	LA; SF-2; SF-6 to PUD	To Grant PUD w/conds as recommended by the Environmental Board	Apvd PUD as Commission recommended (7-29-2010).
C814-74-005 – Cat Mountain Villas – Lookout Mountain Drive at FM 2222 Rd	SF-3 to PUD for 372 single family detached and attached units w/common space and amenities	To Grant	Apvd (11-13-1975).

RELATED CASES:

A Development Assessment for Holdsworth Center PUD was submitted on December 30, 2016 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on February 16, 2017 (CD-2016-0013). On March 2, 2017, the Applicant filed a formal application for PUD zoning.

A Land Status Determination was made on January 31, 2017 that excepts this property from the requirement to plat (C8I-2017-0015).

CITY COUNCIL DATE: November 9, 2017

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the condition that environmental superiority is met as outlined in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through K.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning should promote clearly identified community goals, and incorporate environmental protection measures.

The increase in building height and fence height, reduction in parking spaces, increase in cuts for the driveway, reduction in CEF buffer, and modifications to other development standards are recommended in return for the superior open space, green building, environmental, drainage and landscaping improvements, and transportation facility enhancements.

Open Space

- Providing 24.29 acres of open space; this figure excludes detention or filtration areas

Green Building

- All buildings in the Holdsworth Center PUD will achieve a three star or greater rating under Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

Environmental Preservation, Drainage, and Landscaping

- Provide approximately 55% open space which significantly exceeds the 20% requirement for PUDs.
- Preserve all Heritage trees onsite. A minimum of 75% of the caliper inches associated with native protected size trees (19" or greater) shall be preserved. A minimum of 75% of all native caliper inches (6" or greater) shall be preserved.
- Enhance the riparian zone near Lake Austin by preserving the natural woods near the shoreline and removing invasive tree and plant species in this area. The project will

provide approximately 1 acre of wetland mitigation area to offset 0.5 acres of disturbance.

- Utilize a minimum of three different types of innovative water quality controls for 100% of onsite control and 100% offsite drainage as described in the ECM Section 1.6.7 (*Green Stormwater Quality Infrastructure*) including vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens for development. The design will utilize overland natural drainage and incorporate signage with a minimum size of 11" x 17" for the water quality design and vegetation throughout the site. Porous pavement shall be provided for a minimum of 50% of all paved areas limited to pedestrian use.
- Provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area coming from an upstream residential subdivision and RM 2222 that is conveyed through the site.
- Impervious cover is limited to 20% of the gross site area (8.8 acres) which is a 2 percentage points lower than the maximum allowed by Code (22% GSA, 9.8 acres)
- All planted trees shall be native species selected from ECM Appendix F (*Descriptive Categories of Tree Species*). All planted landscaping materials shall be native or adapted species selected from ECM Appendix N (*City of Austin Preferred Plant List*) or the Grow Green Native and Adapted Landscape Plant Guide.
- All planted trees for landscape requirements shall utilize Central Texas native seed stock as specified in Appendix F of the ECM.
- Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area.
- An integrated pest management (IPM) Plan that complies with the ECM must be submitted for approval.
- Outdoor lighting will be designed to incorporate "dark sky" design guidelines and techniques.

Transportation

- Improvements to RM 2222 to provide 1) a left-turn bay for northbound traffic turning into the site (which allows for through traffic to continue without being impeded by turning traffic) and 2) a southbound right turn taper to allow southbound right turning vehicles to move out of the southbound through lanes and into the site.
- Provide an 8' wide easement for a multi-modal facility to include a trail along the property's RM 2222 frontage.
- The Holdsworth Center PUD shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the property. The TDM program may implement both on-site and off-site demand measures, including vanpools, shuttles or other transportation coordination efforts, and is limited to 400 daily trips (full occupancy). Please refer to TDM Program document following Exhibit B.

EXISTING CONDITIONS

Existing Land Use / Topography / Soil Characteristics / Trees

The proposed PUD site is currently used as agricultural land, and includes a vacant residence and a few outbuildings. It contains a steep steeply wooded hillside adjacent to RM 2222, which transitions to a gently sloped meadow and riparian zone along Lake Austin. Topographically, the site is approximately 550 feet above mean sea level. Based on a net site area, slopes range between zero and 15 percent on 26.5 acres; 15 and 25 percent on 1.64 acres, and 25 and 35 percent on 0.46 acres. The elevation change between RM 2222 and Lake Austin is approximately 100'. The property consists of unconsolidated gravel, sand, silt, and clay soils.

The property contains a large number of trees, including 111 heritage trees and 71 protected trees. Most of the heritage trees are located at the base of the hillside and along the shoreline of Lake Austin. Predominant tree species on the site include live oak, pecan and bald cypress. Drainage on the subject site occurs primarily by overland sheet flow in a north-to-south direction into Lake Austin.

Critical Environmental Features

An Environmental Resource Inventory (ERI) of the project site was prepared by Horizon Environmental Services in February 2017. The ERI identified seven critical environmental features (CEFs) on site including four canyon rimrocks, one bluff, one seep, and one wetland. The critical water quality zone parallels the property's Lake Austin frontage. There is also one water well in use on the subject site.

Current code requires a 150' buffer zone for each CEF. The PUD proposes to modify the buffers for all of the CEFs as illustrated on Exhibit E – Critical Environmental Feature Buffers. The PUD designates a CEF buffer replacement area, requires vegetation of some disturbed areas, and proposes wetland mitigation to minimize the impact of the CEF buffer reductions.

Impervious Cover

The proposed percentage of impervious cover is 8.8 acres or 20% on a gross site basis.

Comprehensive Planning

This PUD zoning case is located at the east side of Lake Austin and the west side on FM 2222, on a 44.17 acre site, which has been partially cleared in the center of the site (with a few outbuildings) and is now undeveloped. Much of the site is still covered with natural cover. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family residence to the north; Lake Austin to the south and west; and residential housing to the east. The proposed use is construct a training and leadership retreat center for public school professionals, which includes housing and food service for overnight accommodations. The developer wants to:

- Develop the property mostly under LA zoning district standards;
- Increase the building height from 35 ft. to 40 ft. for some buildings while retaining many of the original buildings on the site;
- Dedicated 55 percent of the property to open space, exceeding the LDC requirement, which is 20 percent;
- Preserve all heritage trees on the site;
- Restore the riparian buffer system along Lake Austin;
- Provide a maximum impervious cover of 19.92 percent (8.8 acres) on the site; impervious surface cover under the maximum impervious surface coverage allowed; and
- Install three boat docks along Lake Austin.

Connectivity: The area within and around the subject property has no available public sidewalks, bike trails, or public transportation options within or to the site. The Walkscore for this site 29/100, meaning this area is Car-Dependent and all errands require a car.

Imagine Austin

The Growth Concept Map does not identify this area as being located by an Activity Center or Corridor. However the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on undeveloped land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses development within environmentally sensitive areas:

- **LUT P22.** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **CE P6.** Enhance the protection of creeks and floodplains to preserve environmentally sensitive areas and improve the quality of water entering the Colorado River through regional planning and improved coordination.

Imagine Austin

Imagine Austin allows institutional and educational facilities to be located outside of Activity Centers and Corridors. The proposed project appears to be supported by two out of eight Imagine Austin's Priority Programs, namely: #2) Sustainably manage our water resources; and #3) Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city.

Environmental

Please refer to Attachment A.

Floodplain

The location of the PUD zoning case is on Lake Austin near the confluence of Bull Creek. The Applicant is not requesting any code modifications regarding floodplain ordinances. The Applicant has stated in the superiority table that there will be no modification to the existing 100-year floodplain.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 100 feet of right-of-way for RM 2222. Additional right-of-way dedication for RM 2222 may be required at the time of site plan application for roadway improvements as approved by the City of Austin and Texas Department of Transportation [LDC, Sec. 25-6-51 and 25-6-55].

FYI – A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

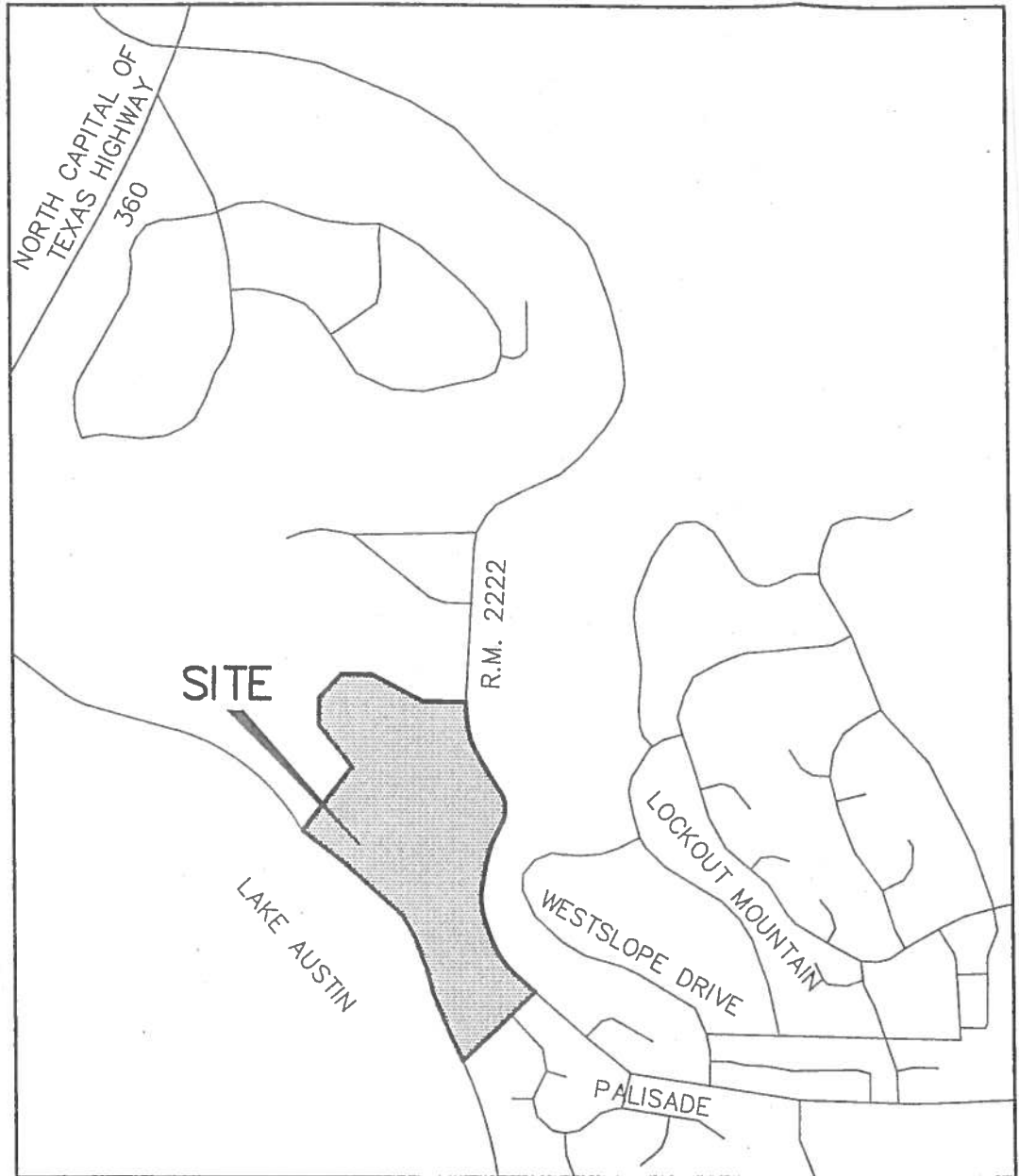
FYI – Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

FYI – This site shall comply with current Land Development Code and Transportation Criteria Manual requirements, which include driveway criteria, site distance, sidewalks within the right-of-way, right-of-way dedication, block length criteria, etc.

Water and Wastewater

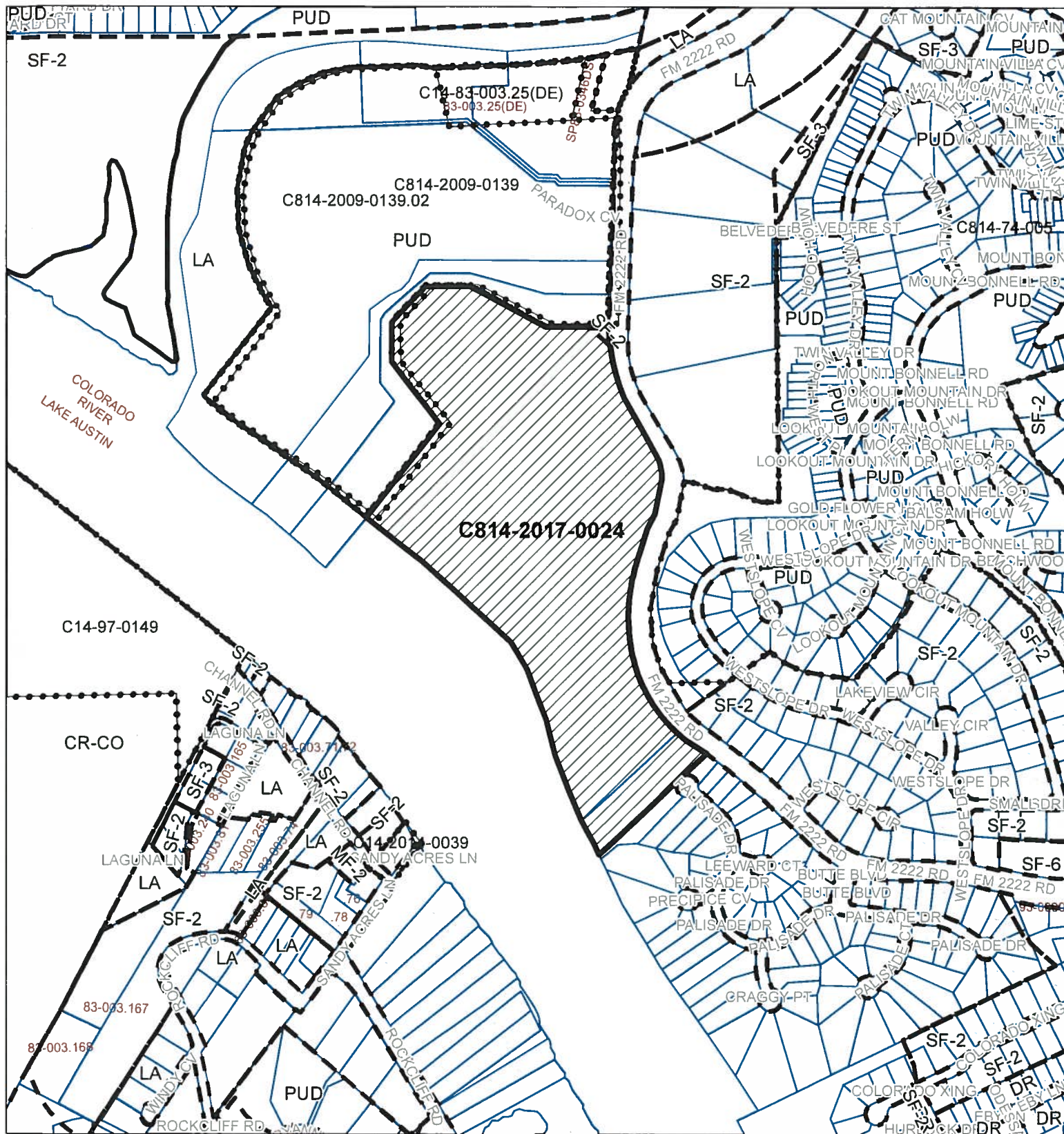
FYI: Service Extension Requests 3961 and 3962 are currently in review for this proposed development and must be approved. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed

land use. When construction plans are submitted the water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria, the approved SERs, and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin.



VICINITY MAP
N.T.S.

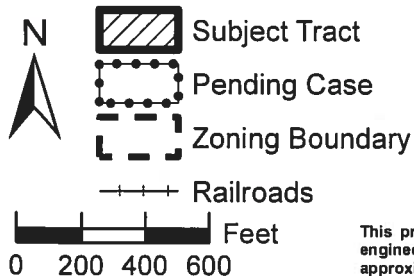
EXHIBIT A



ZONING

Case#: C814-2017-0024

EXHIBIT A-1



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/14/2017



PUD ZONING - HOLDSWORTH CENTER

ZONING CASE#: C814-2017-0024
 LOCATION: 4907 RM 2222 RD
 SUBJECT AREA: 44.17 ACRES
 GRID: G29
 MANAGER: WENDY RHOADES

Exhibit A-2



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

HOLDSWORTH CENTER SUPERIORITY TABLE

TIER ONE PUD REQUIREMENTS			
LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
2.3.1.A.		Meet the objectives of the City code	The Holdsworth Center meets the objectives of the City code through its proposed use. The dedication of the site for the improvement and enhancement of public education represents a very unique and positive set of community benefits. The use of the Holdsworth Center in the advancement of public education is far superior to uses presently permitted on the site as well as almost any other potential land use for private purposes.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The Holdsworth Center proposes limiting the total amount of impervious cover to 8.8 acres from what is permitted by Code (9.74 acres). The Holdsworth Center will embrace high quality development, innovative design, and preservation of the natural environment. The proposed land use plan for the Holdsworth Center will reduce the level of development that could otherwise occur on the site. Current zoning and subdivision regulations would permit approximately thirty single family residences.
2.3.1.C.	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.	The Holdsworth Center will provide approximately 55% of open space (24.29 acres), not including detention or filtration areas.
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	The Holdsworth Center will achieve a minimum of a three star rating under the Austin Energy Green Building program.
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	Does not apply.

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference:	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
Chapter 25-2, Subch. B, Div. 5			
2.3.1.F.	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	The Holdsworth Center will provide approximately 55% open space which is an increase to the 20% open space required by City code. The project intends to preserve all Heritage trees on site. The riparian zone near Lake Austin will be enhanced by preserving the natural woods near the shoreline and removing the invasive tree and plant species in this area. This project will utilize a minimum of three different types of innovative water quality controls outlined in the City's Environmental Criteria Manual (Green Stormwater Quality Infrastructure; vegetative filter strips, rainwater harvesting, porous pavement, non-required vegetation, and rain gardens) for development.
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	Does not apply.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	All planted trees shall be native species selected from ECM Appendix F. All planted landscaping materials shall be native or adapted species selected from ECM Appendix N or the Grow Green Native and Adapted Landscape Plant Guide. Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area.
2.3.1.I.	Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	This site will generate approximately 400 daily trips at full occupancy. This site is located along RM 2222 and public transit options are not available within the immediate area due to the characteristics of RM 2222. Access to the site will be via a single driveway connection to RM 2222. Based on coordination with TxDOT, improvements will be made to RM 2222 to provide a left-turn bay for northbound traffic turning into the site. This will allow for through traffic to continue without being impeded by turning traffic. A southbound right turn taper will also be provided to allow southbound right turning vehicles to move out of the southbound through lanes. An 8' wide easement will be dedicated to the City of Austin for multimodal transportation use.

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The Holdsworth Center will have a gated driveway to control access to the facility for security purposes. The Holdsworth Center is not a public facility and the participants attend by invitation only.
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	The existing residence and three barns will be preserved for future use to maintain the historical character of the site. Materials from unstable structures will be recycled and reused on site.
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The site consists of approximately 44.17 acres.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	Does not apply since LA zoning is the base zoning within the PUD. The Holdsworth Center will be designed incorporating many of the characteristics from the Commercial Design Standards including extensive shaded pedestrian paths and ground floor aesthetic enhancement.
2.3.2.B.	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2., (<i>Core Transit Corridors: Sidewalks And Building Placement</i>)	Does not apply. (See above.)
2.3.2.C.	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	Does not apply. (See above.)

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Criteria	Additional Tier Two Requirements the Holdsworth Center Meets or Exceeds

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	Per Section 2.3.1.A, a minimum of 20% open space is required for non-residential tracts. The Holdsworth Center will provide approximately 55% open space not including detention or filtration areas.
	Environment / Drainage	<p>Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p> <p>Provides water quality controls superior to those otherwise required by code.</p> <p>Uses green water quality controls as described in Section 1.6.7 of the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.</p> <p>Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.</p> <p>Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.</p>	<p>This project will meet the beneficial use standards currently proposed in CodeNEXT.</p> <p>The project will use green water quality controls, as described in ECM Section 1.6.7, to treat 100 percent of the required water quality volume. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. The project will utilize a minimum of three different types of green water quality controls. However, biofiltration ponds may only be used if constructed with natural materials, including earthen berm slopes, and approved by the Watershed Protection Department.</p> <p>The project will provide water quality controls for a minimum of 10 acres of the 17.5 acres of offsite area (approximately 115-cfs of 100-year stormwater flow) coming from an upstream residential subdivision and RM 2222 that is conveyed thru the site. The impervious cover of the offsite area to be treated is assumed to be 45% which will result in 4.5 acres of impervious area to be treated.</p> <p>The base zoning district permits impervious cover of 22%. The project is proposing 20% impervious cover. The project is limited to 8.8 acres of impervious cover resulting in approximately one acre less of impervious cover than allowed by code.</p>

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
		<p>Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.</p> <p>Provides volumetric flood detention as described in the Drainage Criteria Manual.</p> <p>Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.</p> <p>Proposes no modifications to the existing 100-year floodplain.</p> <p>Uses natural channel design techniques as described in the Drainage Criteria Manual.</p> <p>Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.</p> <p>Removes existing impervious cover from the Critical Water Quality Zone.</p> <p>Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.</p> <p>Tree plantings use Central Texas seed stock native and with adequate soil volume.</p>	<p>The Holdsworth Center proposes to restore riparian vegetation in the existing, degraded Critical Water Quality Zone areas along Lake Austin. This will be accomplished by enhancing and maintaining the riparian edge, reducing site runoff into the Lake, removing invasive species and enhancing water quality. The project is proposing approximately 0.50 acres of disturbance in the wetland setback area and will provide approximately 1.0 acres of wetland mitigation area to offset the disturbance.</p> <p>The Holdsworth Center shall preserve all heritage trees on site. A minimum of 75% of the caliper inches associated with native protected size trees (trees 19" and greater) shall be preserved. A minimum of 75% of all native caliper inches (trees 6" and greater) shall be preserved.</p> <p>The Holdsworth Center will utilize Central Native Texas seed stock. All planted trees will be Native, specified from Appendix F of the City of Austin Environmental Criteria Manual.</p>

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
		<p>Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.</p> <p>Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.</p> <p>Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.</p> <p>Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.</p> <p>Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.</p> <p>Employs other creative or innovative measures to provide environmental protection.</p>	<p>The Holdsworth Center will cluster impervious cover that results in preservation of large contiguous open spaces along RM 2222 that are otherwise developable areas.</p> <p>The Holdsworth Center PUD will provide porous pavement for at least 50% or more of all paved areas limited to pedestrian use.</p> <p>The Holdsworth Center will direct stormwater runoff from impervious surfaces to a landscape area at least equal to the total required landscape area.</p> <p>The Holdsworth Center will implement an Integrated Pest Management Plan.</p> <p>The Holdsworth Center outdoor lighting will be designed to incorporate "dark sky" lighting techniques as described on PUD note # 5.</p> <p>The Holdsworth Center will incorporate an environmental education component about the site which will include signage explaining each of the water quality control techniques and the wetland restoration area. The signs will be a minimum size of 11" x 17". The purpose will be to encourage participants from across the State to take the environmental ideas and awareness back to their districts.</p>
	Austin Green Builder Program	Provides a rating under the Austin Energy Green Building program of three stars or above.	The project will exceed minimum requirements and will achieve a minimum of 3 star rating under the Austin Energy Green Building program. In addition the project will utilize the systems and strategies, to design, construct, operate and maintain the sustainable project which will achieve a minimum of 3 star rating under the Austin Energy Green Building program. The list of measures the project will strive to achieve has been included with this submittal.

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	Not applicable. (No public space.)
	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Not applicable. (No public roadways.)
	Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	The Holdsworth Center will consist of a retreat setting that promotes reflection, thought, education and dialog to assist in the training and development of leaders at every level within the Texas public education system. Through founder Charles Butt's leadership, the Center will support and develop campus and district leaders from schools and communities all over Texas to improve the quality of public education. The Holdsworth Center may make the facilities available to other non-profits when not in use, subject to compliance with all of the terms of the PUD.
		Provides publicly accessible multi-use trail and greenway along creek or waterway.	
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	This site is located within an area that does not currently provide any existing or planned bicycle routes given the constraints of RM 2222 and Loop 360. There are no bicycle routes in the proximate vicinity. This project will promote multimodal transportation options for guests. Shuttle/group transportation will be encouraged and required by contract in most circumstances. 300 onsite parking spaces are proposed.

HOLDSWORTH CENTER SUPERIORITY TABLE

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	The Holdsworth Center Meets or Exceeds the PUD Requirements As Follows:
	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	All buildings designed on site will meet and exceed minimum points required by Building Design Options of City Code through achieving a minimum of 3 star rating under Austin Energy Green Building program, façade articulation, primary entrance design, Lake Austin Overlay, hill country building materials, sustainable roof, and solar energy generation.
	Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	Not applicable.
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	Not applicable.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Existing structures will be protected, renovated, and enhanced for future use to maintain their existing character. Structures that have been damaged will be demolished and materials will be recycled and reused onsite. Where applicable, new additions to existing structures will be in similar design aesthetic character to adjacent structures.
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Holdsworth Center will meet applicable legal requirements for accessibility for persons with disabilities.
	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Not applicable. (Not a public facility.)

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM FOR HOLDSWORTH CENTER PUD

The Landowner shall comply with a Transportation Demand Management (TDM) program approved by the Director of the Austin Transportation Department (ATD) to reduce vehicular trips to and from the Holdsworth PUD. The TDM program may implement both on-site and off-site demand measures. The TDM program will be applicable and enforceable against the Landowner. The TDM program, at a minimum, will outline the content of the MOUs between Holdsworth and each entity (e.g. school districts) who visit the facility, and will include the following:

- Recommendation for entities to utilize Holdsworth provided vanpools, shuttles, or other transportation coordination efforts
- Providing specific information for how to organize vanpools, carpools, shuttles, etc., if the entity chooses to opt out of Holdsworth provided transportation options
- Specify a penalty to the Landowner if they exceed 400 daily trips

The deadline for submission of the TDM plan is prior to approval of the first site development permit on the Holdsworth PUD property.

The TDM program shall establish on-site demand management measures and strategies to ensure that utilization of parking spaces provided on the Holdsworth PUD property is not exceeded.

Daily Trips to and from the property for the highest attended two (2) anticipated events shall be monitored and reported to the Director of ATD annually (herein called the "traffic counts report"). Means and methodology for conducting traffic counts for the traffic counts report shall be submitted by the Landowner and approved by the Director of ATD as part of the submitted TDM plan. If the Landowner meets the trip cap each year via document from the traffic counts report for two consecutive years, then annual reporting will no longer be required. ATD may require additional traffic counts reports if complaints are received within the first five years the development is in operation. No additional reporting shall be required after the fifth year in operation.

If the Landowner fails to meet the trip cap of no greater than 400 daily trips in the TDM program, the Landowner shall then be notified by the ATD by Certified Mail of being out of compliance with the TDM Plan. The Landowner shall then be required to take measures to ensure compliance with the TDM Program and submit a traffic counts report for an event with comparable daily trip demand during the summer within the same calendar year. If the Landowner fails to meet the trip cap of no greater than 400 daily trips in the TDM Program for a second time within the same calendar year, then the Landowner shall make a mitigation payment to the City in the amount of \$12,000 and be required to submit a traffic counts report for the following year. A mitigation payment and future year traffic counts report will be required until the landowner is back in compliance, or the mitigation payment total has reached \$60,000, whichever has occurred first. The mitigation payment shall not exceed \$60,000 for the five-year monitoring period, and shall be used to offset the costs to implement additional on-site TDM measures at the direction of ATD. The City shall place the mitigation payments in a fund established by the City.

CODE MODIFICATION TABLE
HOLDSWORTH CENTER

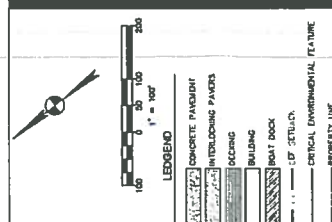
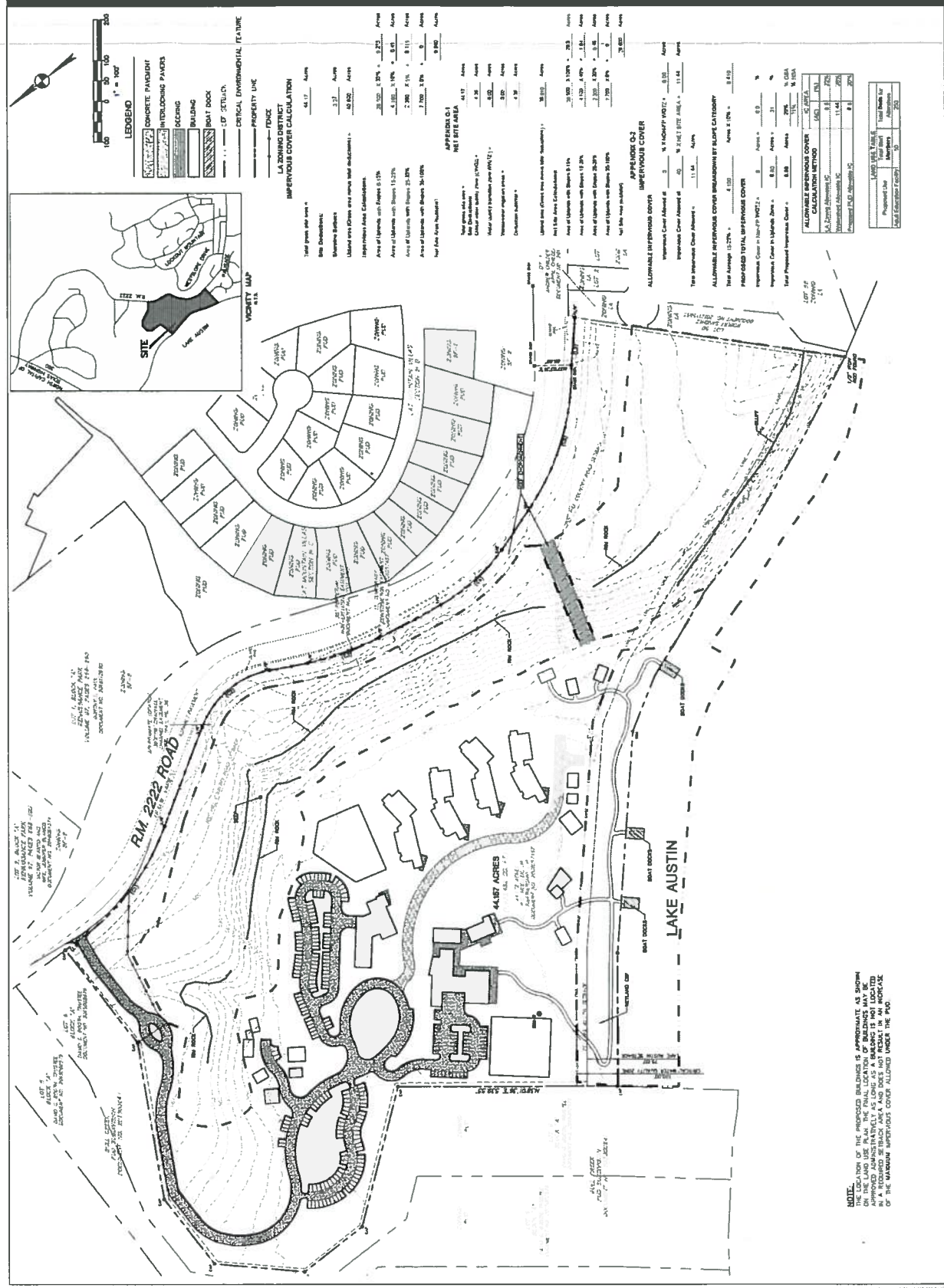
CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
Building Height 25-2-492	The maximum building height in the LA zoning district is 35'.	The maximum building height in the Holdsworth Center is 40' for portions of the site located at 520' or less above sea level or less. For any portion of the site located higher than 520' above sea level the maximum building height is 25'.	The Holdsworth Center will comply with height limits established by the Hill Country Roadway Ordinance. The requested incremental height increase reduces the need for additional impervious cover, allows for innovative architectural design and increased open space and helps minimize the visibility of parking areas from residences looking down on the site. The slopes on the site decreases by over 100' from RM222 to Lake Austin.
Dock 25-2-897 and 25-2-1176 (A)(9)(a) EXHIBIT B-1 REC'D 10-10-2017	The Code is silent on whether a dock is a permitted accessory use for a principal civic use.	No more than three (3) docks shall be constructed on the property of the Holdsworth Center. One of the three docks may have two slips with mechanical lifts and that dock shall be permitted to extend into the Lake up to a maximum of sixty feet from the shoreline. The other two docks shall be used as "day docks" without mechanical equipment and shall be permitted to extend into the	The Holdsworth Center includes approximately 1,930 linear feet of land on Lake Austin. If the property was developed for single family residences, approximately twenty to thirty docks could be constructed. The docks will provide recreational activities for the educators attending the leadership program. The additional extension from the shoreline

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
		Lake up to a maximum of thirty feet from the shoreline. Each dock shall be permitted access from the shoreline through the critical water quality zone. The maximum square footage for the three docks in aggregate is 3,900 square feet. Such docks shall comply with the development regulations pertaining to residential docks of Chapter 25-2, Article 13 of the Code.	will allow the construction of the docks without requesting a variance for dredging.
Commercial Design Standards 25-2, Subchapter E		Commercial Design Standards 25-2, Subchapter E do not apply to the project.	LA is the base zoning district within the PUD which is a residential based zoning district.
Off-Street Parking 25-6-472	(A) Except as provided in Section 25-6-473 (Modification Of Parking Requirement), a parking facility for a use must comply with the requirements in Appendix A (Tables Of Off-Street Parking And Loading Requirements).	The Holdsworth Center shall comply with the Special Parking Determininate, Schedule B.	The Holdsworth Center use is a unique land use and does not have specific parking requirements under the City Code. The estimated parking requirement for this development based on similar Code uses to the Holdsworth Center is 700 spaces. The reduction will promote multimodal transportation options for guests. Shuttle/group transportation will be encouraged and legally required by contracts with

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
			the users in most circumstances.
Cut Requirements 25-8-341	<p>(A) Cuts on a tract of land may not exceed four feet of depth, except:</p> <p>(1) in an urban watershed;</p> <p>(2) in a roadway right-of-way;</p> <p>(3) for construction of a building foundation;</p> <p>(4) for utility construction or a wastewater drain field, if the area is restored to natural grade;</p> <p>(5) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if:</p> <p>(a) the cut is not in a critical water quality zone;</p> <p>(b) the cut does not alter a 100-year floodplain;</p> <p>(c) the landfill or excavation has an erosion and restoration plan approved by the City; and</p> <p>(d) all other applicable City Code provisions are met.</p>	Section 25-8-341(A) is modified to allow for cuts up to ten feet of depth for the access drive design, as shown on Exhibit C, Land Use Plan.	The natural topography of the site has an approximately 100-foot elevation change from RM 2222 to the base of the site. The access drive design will require additional cut to comply with fire code maximum roadway slope requirements.
Critical Environmental Feature Protective Buffer ECM 1.10.4 and 25-8-281	The establishment of CEF protective buffers is required by Code and as part of the <i>Environmental</i> Resource Inventory (ERI) report. The standard buffer distance for all CEFs is 150 feet with 300 feet maximum for point recharge <i>features</i> . Buffers are also three-dimensional, extending across the land as well as above and below the land surface. The intent of this section is to explain the reasons for buffering CEFs and to provide guidance for determining CEF buffers.	The Holdsworth Center shall comply with the buffers from the critical environmental features as identified in Exhibit E of the PUD.	The topography of the site limits the areas suitable for ingress and egress and utility crossings which are in the standard setback area. The downstream buffers are reduced to a minimum of 80' on approximately 950 linear feet of the rim rock features. Approximately 400 feet of upstream rim rock setback will be reduced to allow for the access drive to the property from RM 2222. A minimum of 60' setback will

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
			<p>be maintained in this area. Two utility corridors are proposed in the rim rock setback. One corridor is between two rim rock features and will maintain 40' from the features. The other corridor is 25' corridor along RM 2222.</p>
<p>Planned Unit Developments 25-2 Subchapter B, Article 2, Subpart B, 2.5.2.</p>	<p>Development in a PUD may exceed the baseline established under Section 1.3.3 (Baseline for Determining Development Bonuses) for maximum height, maximum floor area ratio, and maximum building coverage if:</p> <p>A. the application for PUD zoning includes a report approved by the Director of the Neighborhood Housing and Community Development Department establishing the prevailing level of affordability of housing in the vicinity of the PUD, expressed as a percentage of median family income in the Austin metropolitan statistical area; and</p> <p>B. the developer either:</p> <ol style="list-style-type: none"> 1. for developments with residential units, provides contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing); or 2. for developments with no residential units, provides the amount established under Section 2.5.6 (In Lieu Donation) for each square foot of bonus square footage above the baseline to the Affordable Housing Trust Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing 	<p>The Holdsworth Center will not contain any residential units for people not affiliated with the Holdsworth Center. The development shall not be required to provide an in lieu donation related to increasing the maximum building height from 35' to 40' in limited areas of the site.</p>	<p>Due to the topography and wooded nature of the site, the increase in maximum building height will not impact adjacent property owners. The height increase will allow some of the parking to be located at grade with buildings constructed above. This will decrease the amount of surface area dedicated solely for parking.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION	REASON FOR CODE MODIFICATION
	and Community Development Department.		
Fence Height 25-2-899	(D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.	Near the property line a 10-foot high security fence shall be constructed. Minor clearing is permitted to allow for construction of the fence which shall be constructed without the use of heavy machinery.	Due to the topography sloping away from RM 2222, increased height may be required for security reasons. The adjacent property contains a 10' high wall.



LEGEND

- CONCRETE PAVEMENT
- INTERLOCKING PAVING
- SEALING
- SEAL DOCK
- CRITICAL ENVIRONMENTAL FEATURE
- PROPERTY LINE

LAZING DISTRICT IMPERVIOUS COVER CALCULATION

Item	Description	Area (Acres)
1	Impervious Area	44.17
2	Water Area	0.00
3	Other Area	0.00
Total	Impervious Area	44.17

APPENDIX 0.1 NET SITE AREA

Item	Description	Area (Acres)
1	Net Site Area	44.17
2	Water Area	0.00
3	Other Area	0.00
Total	Net Site Area	44.17

APPENDIX 0.2 IMPERVIOUS COVER

Item	Description	Area (Acres)
1	Impervious Area	44.17
2	Water Area	0.00
3	Other Area	0.00
Total	Impervious Area	44.17

ALLOWABLE IMPERVIOUS COVER BY PLANT CATEGORY

Item	Description	Area (Acres)
1	Impervious Area	44.17
2	Water Area	0.00
3	Other Area	0.00
Total	Impervious Area	44.17

ALLOWABLE IMPERVIOUS COVER BY PLANT CATEGORY

Item	Description	Area (Acres)
1	Impervious Area	44.17
2	Water Area	0.00
3	Other Area	0.00
Total	Impervious Area	44.17

NOTE:
 THE LOCATION OF THE PROPOSED BUILDINGS IS APPROXIMATE AS SHOWN. APPROVED ADMINISTRATIONALLY AS LONG AS A BUILDING IS NOT LOCATED WITHIN THE WATERSHED OF THE LAKE. THE WATERSHED OF THE LAKE IS NOT SHOWN ON THIS MAP.

MISSION STATEMENT

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO PUBLIC SCHOOL DISTRICTS SELECTED TO PARTICIPATE THROUGH A GENEROUS MULTI-YEAR INVESTMENT PROVIDED BY FOUNDER CHARLES BUTT, A LIFELONG ADVOCATE FOR PUBLIC EDUCATION. THE HOLDSWORTH CENTER WILL BE NAMED AFTER CHARLES BUTT'S MOTHER, MARY ELIZABETH HOLDSWORTH BUTT, AN EDUCATOR AND DEDICATED PHILANTHROPIST, THE CENTER'S GOAL IS TO SUCCESSFULLY SUPPORT AND DEVELOP THE LEADERS OF THE MORE THAN 1,200 PUBLIC SCHOOL DISTRICTS IN TEXAS IN ORDER TO IMPROVE THE QUALITY OF EDUCATION OFFERED IN THE CLASSROOM. THE CENTER STAFF WILL WORK WITH DISTRICTS OVER A PERIOD OF APPROXIMATELY FIVE YEARS TO EMPOWER INDIVIDUAL LEADERS INCLUDING SUPERINTENDENTS, PRINCIPALS AND OTHER KEY ADMINISTRATORS TO REACH THEIR FULLEST POTENTIAL. STAFF WILL ALSO ASSIST DISTRICTS IN ESTABLISHING A COMMON VISION AND STRATEGIC ROADMAP FOR IDENTIFYING, CULTIVATING AND DEVELOPING FUTURE LEADERS. HOLDSWORTH PARTICIPANTS WILL EXPLORE THEIR PERSONAL LEADERSHIP THROUGH A UNIQUE SET OF EXPERIENCES INCLUDING INTERNATIONAL TRAVEL, EXPOSURE TO THE BEST MILITARY AND PRIVATE INDUSTRY LEADERSHIP EXPERTS IN THE COUNTRY AND FACILITATED LECTURES WITH EXPERT FACULTY AND GROUP DISCUSSION. ADDING TO THE EXPERIENCE WILL BE THE ENVIRONMENT IN WHICH ALL THIS TAKES PLACE - A RETREAT SETTING THAT PROMOTES REFLECTION, THOUGHT AND DIALOG. CLASSES AND GROUP PROJECTS WILL FOCUS ON CRITICAL TOPICS SUCH AS CHANGE MANAGEMENT, EFFECTIVE TEAMING, BOARD RELATIONS AND BEST PRACTICES IN TALENT MANAGEMENT, JUST TO NAME A FEW. AS THE SECOND LARGEST STATE IN THE COUNTRY AND HOME TO APPROXIMATELY 10% OF THE NATION'S CHILDREN, TEXAS HAS A TREMENDOUS RESPONSIBILITY TO PROVIDE THE HIGHEST QUALITY EDUCATION TO ALL STUDENTS. THE HOLDSWORTH CENTER WILL HELP TO ENSURE THAT WE HAVE INSPIRED AND ENLIGHTENED LEADERS AT EVERY LEVEL WITHIN THE EDUCATION SYSTEM MAKING DAILY DECISIONS THAT POSITIVELY IMPACT THE FUTURE OF OUR STUDENTS AND THE STATE. THE HOLDSWORTH CENTER REPRESENTS A UNIQUE AND EXCEPTIONAL COMMUNITY BENEFIT DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF PUBLIC EDUCATION.

SITE DEVELOPMENT REGULATIONS

1. THE HOLDSWORTH CENTER SHALL FOLLOW "LA" ZONING SITE DEVELOPMENT REGULATIONS, EXCEPT AS MODIFIED HERE AND WITHIN THE LAND USE PLAN AND RELATED EXHIBITS.
2. THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 40 FEET FOR PORTIONS OF THE SITE LOCATED AT OR BELOW 520' ABOVE SEA LEVEL AND THE MAXIMUM BUILDING HEIGHT IS 25 FEET FOR PORTIONS OF THE PROPERTY LOCATED HIGHER THAN 520' ABOVE SEA LEVEL.
3. THE MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 8.8-ACRES, OR 19.92 PERCENT ON A GROSS SITE BASIS.
4. PERMITTED LAND USES WITHIN THE HOLDSWORTH CENTER PUD SHALL INCLUDE MEETING FACILITIES, SLEEPING QUARTERS FOR NO MORE THAN 250 INVITEES, COMMON AREA DINING FACILITIES, ADMINISTRATIVE OFFICES FOR UP TO 50 STAFF MEMBERS, RECREATIONAL FACILITIES, ONE PERMANENT RESIDENCE FOR HOLDSWORTH CENTER STAFF, ACCESSORY USES, PARKING AND RELATED FACILITIES AND USES. THE FACILITIES MAY BE LEASED FOR OTHER PURPOSES FOR UP TO A MAXIMUM OF 150 DAYS PER YEAR. ANY RENTAL OF THE FACILITIES FOR ALL OR PART OF A DAY FOR

ANY PURPOSE BY A PARTY OTHER THAN THE HOLDSWORTH FOUNDATION FULFILLING ITS EDUCATIONAL MISSION SHALL BE COUNTED AS ONE OF THE 150 DAYS. AS AN EXAMPLE, A LUNCHEON OR OTHER RENTAL BY A THIRD PARTY THAT DOES NOT LAST AN ENTIRE DAY ON SITE SHALL BE CALCULATED AS ONE DAY TOWARDS THE ANNUAL MAXIMUM DAYS ALLOWED. BY CONTRACT WITH POTENTIAL USERS AND THE PUD ITSELF, ANY SUCH USES SHALL BE REQUIRED TO COMPLY WITH ALL OF THE CONDITIONS OF THE PUD, INCLUDING BUT NOT LIMITED TO MAXIMUM DAILY TRIPS, PARKING, VAN POOLING, LIGHTING, NOISE LEVELS AND SO ON. NOTWITHSTANDING THE FOREGOING, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.

5. HOTEL/MOTEL USE FOR DAILY RENTAL USE TO THE GENERAL PUBLIC SHALL BE PROHIBITED.
6. THE HOLDSWORTH CENTER SHALL IMPLEMENT AN OUTDOOR LIGHTING PLAN TO MINIMIZE LIGHT POLLUTION USING "DARK SKY" DESIGN GUIDELINES AND TECHNIQUES. ALL LIGHT FIXTURES SHALL BE OPERATED SO AS NOT TO PRODUCE AN INTENSE GLARE OR DIRECT ILLUMINATION ACROSS THE PROPERTY LINE. ALL EXTERIOR LIGHT FIXTURES MUST BE FULLY SHIELDED, INDIRECT, DOWN LIGHTS, SHIELDED AND DIFFUSED. LIGHTS SHALL BE A LED SOURCE AND LIGHT BEAM SHALL BE CONTROLLED AND NOT DIRECTED ACROSS ANY PROPERTY LINE ABOVE A HEIGHT OF THREE FEET. THE MAXIMUM INTENSITY MEASURED AT THE PROPERTY LINE SHALL BE 0.5 FOOT CANDLES.
7. AT TIME OF SITE PLAN, AN 8 FOOT WIDE MULTI-MODAL EASEMENT ALONG RM 2222 SHALL BE DEDICATED TO THE CITY OF AUSTIN.

PARKING AND LOADING

8. THE HOLDSWORTH CENTER SHALL COMPLY WITH THE SPECIAL PARKING DETERMINATION SCHEDULE B.
9. THE HOLDSWORTH CENTER PUD SHALL COMPLY WITH A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM APPROVED BY THE DIRECTOR OF THE AUSTIN TRANSPORTATION DEPARTMENT TO REDUCE VEHICULAR TRIPS TO AND FROM THE HOLDSWORTH PUD.
10. ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
11. THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

BOAT DOCK

12. UP TO THREE DOCKS WITH NECESSARY ACCESS THROUGH THE CRITICAL WATER QUALITY ZONE SHALL BE PERMITTED ON THE HOLDSWORTH CENTER PROPERTY. ONE OF THE THREE DOCKS SHALL BE PERMITTED TO HAVE TWO BOAT SLIPS WITH MECHANICAL LIFTS AND THAT DOCK SHALL BE

PERMITTED TO EXTEND INTO THE LAKE UP TO A MAXIMUM OF SIXTY FEET FROM THE SHORELINE. THE OTHER TWO DOCKS SHALL BE USED AS "DAY DOCKS," WITH NO MECHANICAL EQUIPMENT AND SHALL BE PERMITTED TO EXTEND INTO THE LAKE UP TO THIRTY FEET FROM THE SHORELINE. THE THREE DOCKS SHALL NOT EXCEED 3,900 SQUARE FEET IN THE AGGREGATE.

13. ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, RELATED TO RESIDENTIAL DOCKS SHALL BE MET.

CONSTRUCTION, BUILDING AND NOISE

14. NEW BUILDINGS CONSTRUCTED FOR THE SITE SHALL INCORPORATE EARTH TONE COLORS AND LOCAL MATERIALS. ROOFS SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE GLARE.
15. CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AND LIGHTING SHALL BE LIMITED SO AS TO MINIMIZE LIGHT GLARE ON SURROUNDING RESIDENTIAL NEIGHBORS.
16. MAY NOT USE SOUND EQUIPMENT THAT PRODUCES SOUND AUDIBLE BEYOND THE PROPERTY LINE BETWEEN 10:00 P.M. AND 10:00 A.M. IN ADDITION, THE NUMBER OF DAYS IN WHICH SOUND AUDIBLE BEYOND THE PROPERTY LINE IS ALLOWED IS A MAXIMUM OF 30 DAYS PER YEAR. THIS IS INCLUSIVE OF EDUCATIONAL PURPOSES AS WELL AS FACILITIES USE BY THIRD PARTIES.

ENVIRONMENTAL

17. THE HOLDSWORTH CENTER SHALL PRESERVE ALL HERITAGE TREES ON THE SITE. A MINIMUM OF 75% OF THE CALIPER INCHES ASSOCIATED WITH NATIVE PROTECTED TREES (FOR TREES 19" AND GREATER) SHALL BE PRESERVED. A MINIMUM OF 75% OF ALL NATIVE CALIPER INCHES (6" AND GREATER) SHALL BE PRESERVED.
18. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA AND THIS PUD ORDINANCE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



Request for Special Parking Determination Schedule B

Case Number: Holdsworth Center PUD - C814-2017-0024

Applicant's Name:	David Armbrust	Phone #:	(512) 435-2301
Location:	100 Congress Avenue	Date:	9/25/2017

Proposed Uses:

		Office Use Only	
Type	Size	Parking Ratio	Required Parking
Dorm Beds	250 beds	1 space per bed	250
Holdsworth Staff	50 employees	1.5 spaces per employee	75
Office	47,000 SF	--	0
Gymnasium/Classroom	77,000 SF	--	0
		Total Vehicular Parking	325
		10% TDM Parking Reduction	33
		Required Parking after Parking Reductions (10%)	292
		Total Bicycle Parking	16
		Total Off-Street Loading	1

Other Information:

The Holdsworth Center is a campus facility dedicated to providing training to Texas public educators. The site functions as a closed campus for the attendees and will not be open to the public. The development will provide the following:

- A maximum number of 250 beds, one bed per attendee; therefore, no more than 250 attendees will be sleeping overnight within the facility.
- A maximum of 50 employees to provide basic services during and after the training sessions.
- Guest speakers and lecturers to provide training to the public educators during the training sessions.
- Offices and classrooms for the use of the attendees during the training sessions.
- Various amenities for the use of the attendees during the training sessions.

The facility will provide Transportation Demand Management (TDM) techniques as indicated within the PUD Ordinance or Exhibits. The TDM measures include, but are not limited to, providing shuttle services to the facility for all attendee; therefore, a 10% parking reduction has been granted.

Completed By:



Natalia Rodriguez, Planner III

Development Services Department

512-974-3099

Phone

September 25, 2017

Date

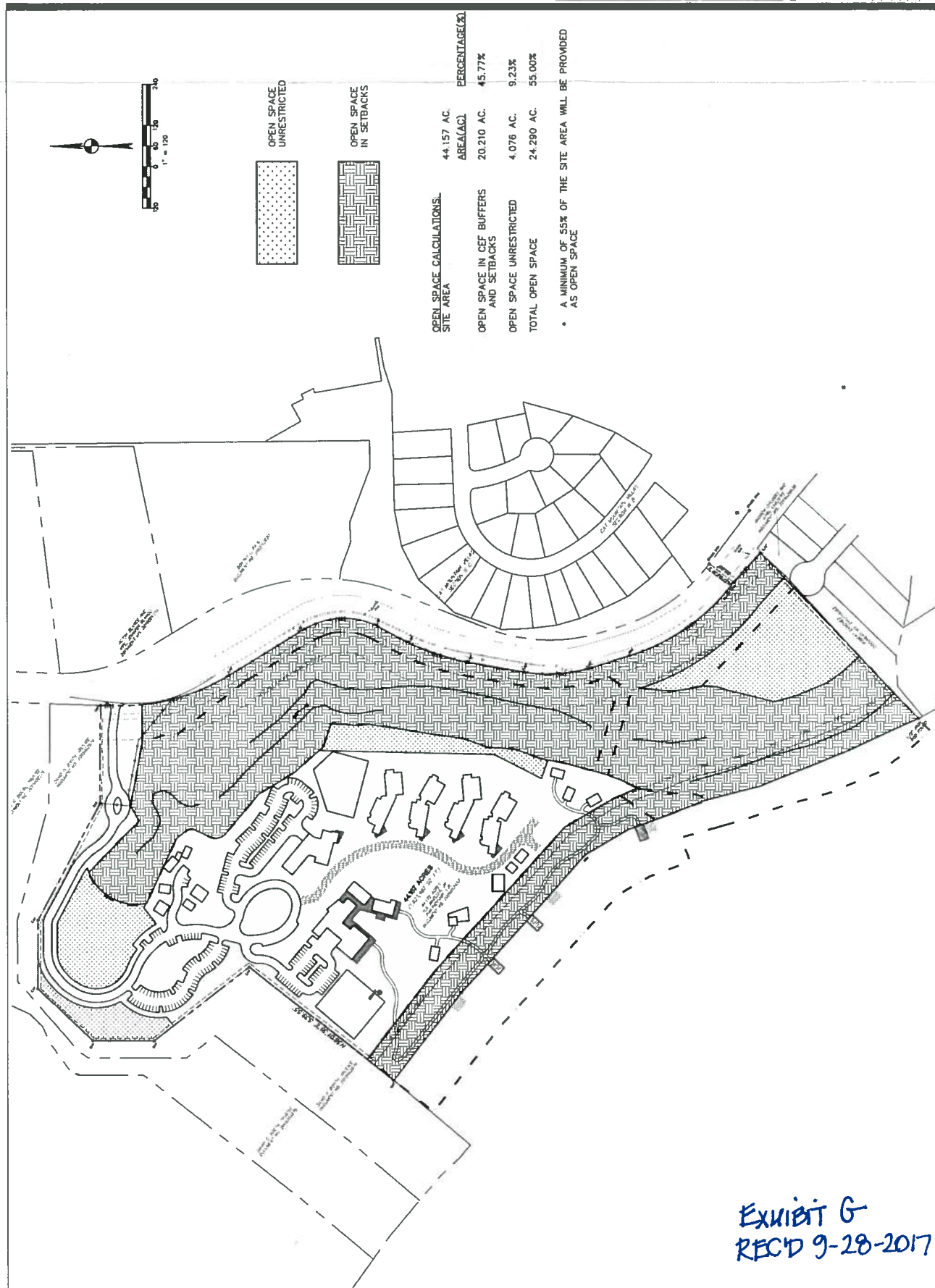
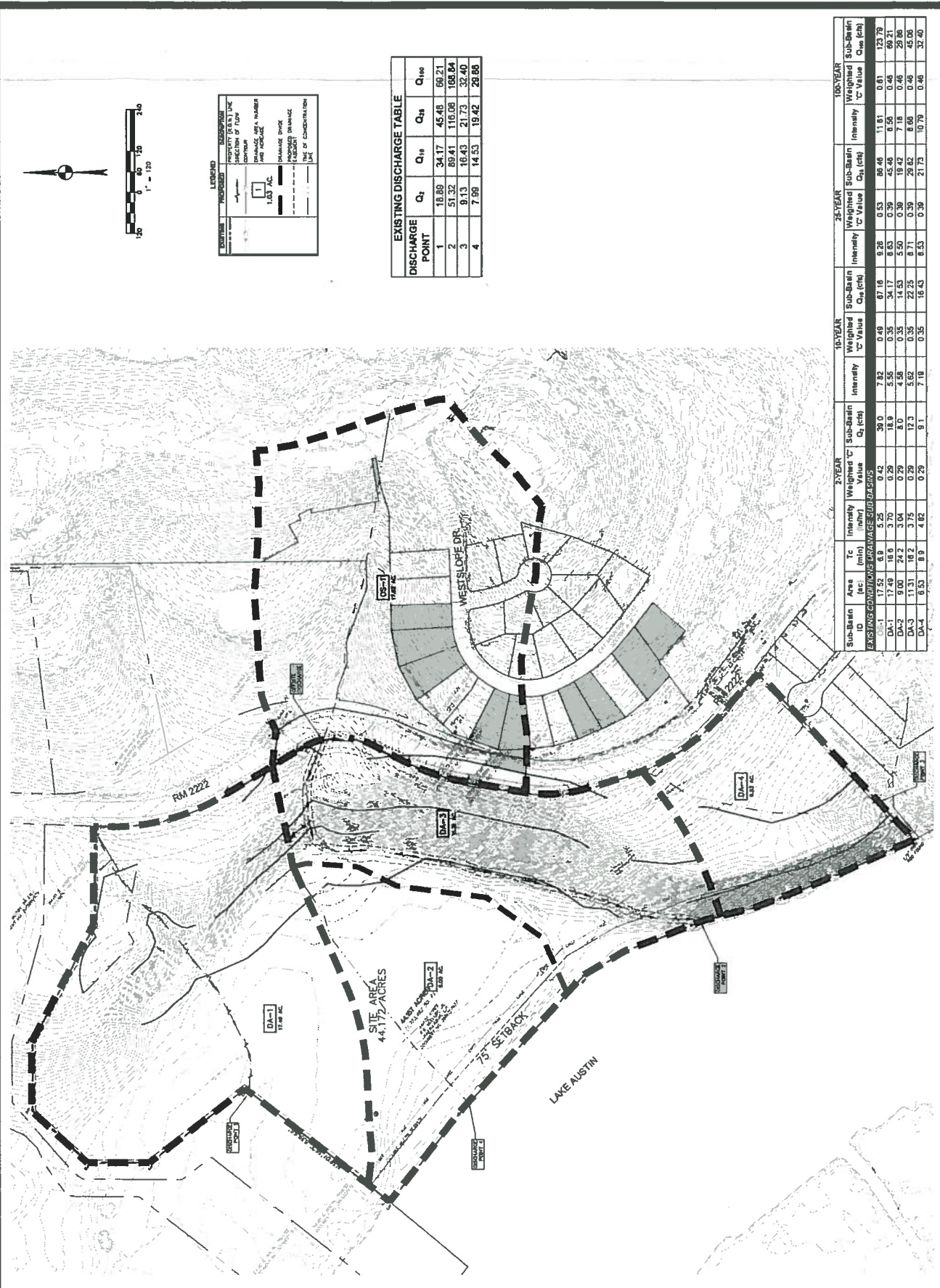


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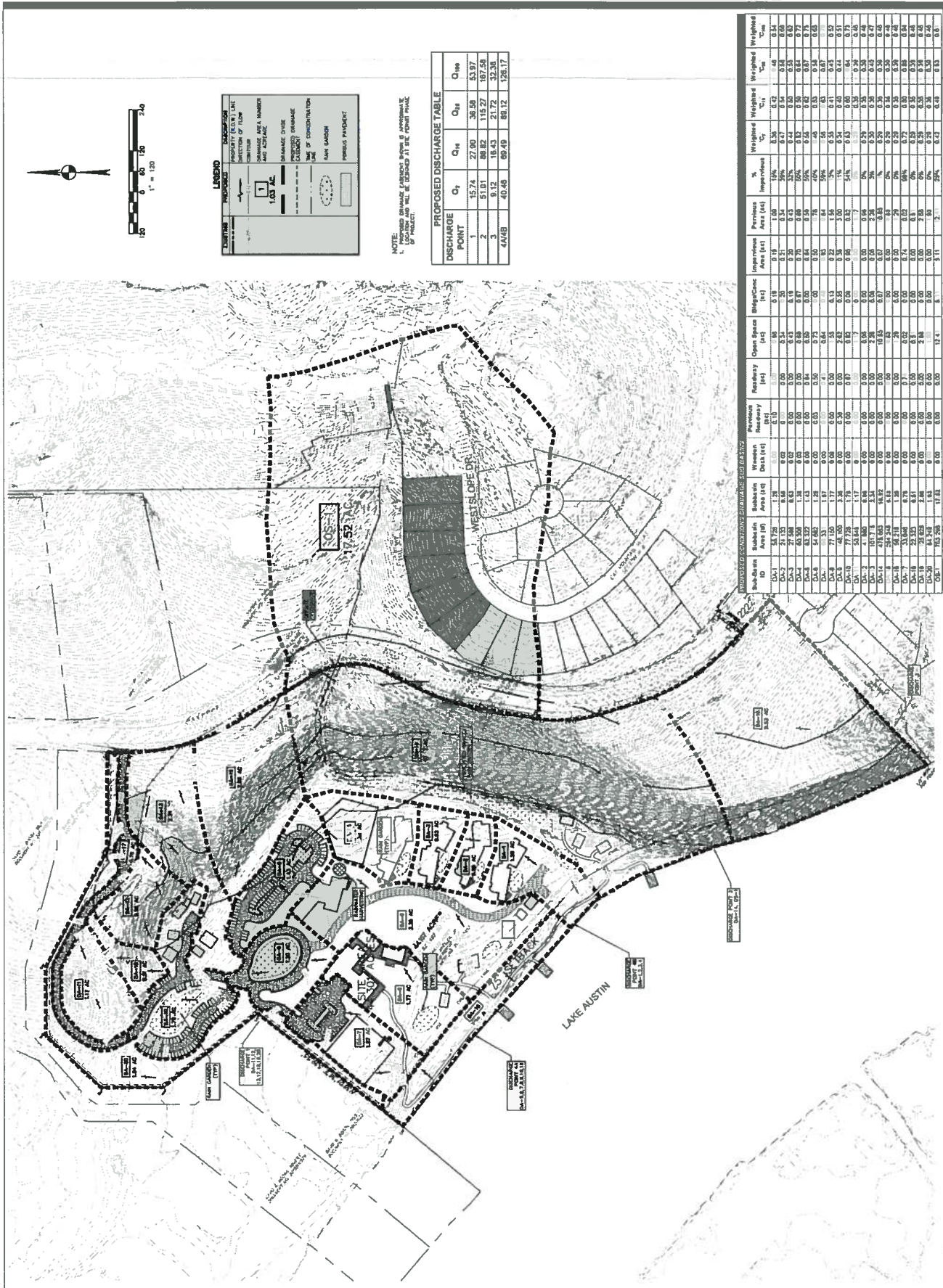
Revision	By	Date	Issued



EXISTING DISCHARGE TABLE

DISCHARGE POINT	Q ₁	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀
1	18.89	34.17	45.48	66.21	88.21
2	51.32	89.41	116.08	168.04	221.04
3	8.13	16.43	21.73	32.40	43.40
4	7.99	14.53	19.42	28.88	38.88

Sub-Basin ID	Area (ac)	Tc (min)	2-YEAR		10-YEAR		25-YEAR		100-YEAR	
			Intensity (in/hr)	Weighted C Value	Intensity (in/hr)	Weighted C Value	Intensity (in/hr)	Weighted C Value	Intensity (in/hr)	Weighted C Value
DA-1	17.52	6.8	5.25	0.42	7.82	0.49	9.28	0.53	11.81	0.61
DA-2	17.49	18.3	3.70	0.29	5.56	0.35	8.53	0.39	11.81	0.48
DA-3	8.68	2.2	3.75	0.29	5.62	0.35	8.71	0.39	11.81	0.48
DA-4	6.53	8.9	4.62	0.29	7.18	0.35	10.43	0.39	11.81	0.48



DISCHARGE POINT	Q ₇	Q ₁₄	Q ₂₁	Q ₂₈
1	15.74	27.90	36.58	53.97
2	51.01	86.82	115.27	167.56
3	9.12	16.43	21.72	32.38
4A/B	40.45	69.49	89.12	126.17

NOTE:
1. PROVIDED DRAINAGE EASEMENT SHOWN IS APPROXIMATE LOCATION AND WILL BE DESIGNATED AT THE PERMIT PHASE OF PROJECT.

Station	Previous Area [m ²]	Previous Data [m]	Previous Readings [m]	Open Bottom [m]	Magdalen Area [m ²]	Previous Area [m ²]	% Impermeable	Wetted Area [m ²]	Wetted Depth [m]	Wetted Weighted [m ²]
DA-1	13.728	1.28	0.00	0.0	0.18	0.19	19%	0.35	0.72	0.49
DA-2	24.135	0.68	0.00	0.34	0.20	0.34	39%	0.47	0.54	0.69
DA-3	26.598	0.50	0.00	0.13	0.13	0.13	13%	0.13	0.13	0.13
DA-4	20.586	0.50	0.00	0.13	0.17	0.17	17%	0.17	0.17	0.17
DA-5	82.822	1.43	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-6	54.002	1.29	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-7	54.002	1.29	0.00	0.13	0.13	0.13	13%	0.13	0.13	0.13
DA-8	77.150	1.17	0.00	0.00	0.13	0.22	14%	0.35	0.41	0.52
DA-9	48.350	1.00	0.00	2.62	6.13	3.00	11%	0.34	0.40	0.41
DA-10	54.002	1.29	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-11	54.002	1.17	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-12	21.643	16.82	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-13	21.643	16.82	0.00	0.00	0.13	0.13	13%	0.13	0.13	0.13
DA-14	21.643	16.82	0.00	0.00	0.13	0.13	13%	0.13	0.13	0.13
DA-15	21.643	16.82	0.00	0.00	0.13	0.13	13%	0.13	0.13	0.13
DA-16	21.643	16.82	0.00	0.00	0.13	0.13	13%	0.13	0.13	0.13
DA-17	21.643	16.82	0.00	0.00	0.13	0.13	13%	0.13	0.13	0.13
DA-18	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-19	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-20	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-21	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-22	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-23	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-24	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-25	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-26	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-27	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-28	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-29	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-30	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-31	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-32	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-33	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-34	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-35	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-36	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-37	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-38	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-39	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-40	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-41	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-42	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-43	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-44	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-45	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-46	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-47	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-48	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-49	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-50	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-51	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-52	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-53	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-54	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-55	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-56	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-57	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-58	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-59	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-60	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-61	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-62	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-63	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-64	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-65	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-66	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-67	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-68	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-69	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-70	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-71	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-72	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-73	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-74	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-75	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-76	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-77	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-78	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-79	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-80	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-81	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-82	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-83	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-84	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-85	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-86	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-87	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-88	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-89	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-90	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-91	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-92	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-93	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-94	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-95	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-96	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-97	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-98	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-99	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00
DA-100	22.125	8.41	0.00	0.00	0.00	0.00	0%	0.00	0.00	0.00

EXHIBIT I
REC'D 9.28-2017



Environmental Services, Inc.

**CONCEPTUAL MITIGATION PLAN
HOLDSWORTH CENTER
Case No. C814-2017-0024
September 4, 2017**

The Holdsworth Center site on Lake Austin contains a wetland CEF along the shoreline of Lake Austin consisting largely of a line of cypress trees with other mixed vegetation. Proposed plans for the development of the Holdsworth Center site indicates three dock structures and a hiking trail along the lake front. These proposed features will have minimal effects on the wetland CEF, but constitute regulated development within the required CEF buffer. To minimize and avoid impacts to the CEF buffer and to mitigate the minimal effects, the project proponent provides the following conceptual mitigation plan.

CONCEPTUAL MITIGATION PLAN

1. There will be a 100 ft buffer setback (generally equal to the CWQZ) from the wetland fringe CEF along the lake front.
2. Within 50 ft of the wetland fringe CEF, there will be no construction activities with the exception of vegetation management (defined below), allowed boat docks or piers, and pedestrian path development on the existing levee (limited to mulch trail surfacing). Within the next 50 ft landward, development would be limited to vegetation management, riparian enhancement, wetland development, and connecting pedestrian paths of the same design.
3. Vegetation management within the wetland CEF and CEF setback would include removal of non-native, invasive species by cutting and/or selective herbicide application to trunks and/or stumps of woody species and targeted spray application to foliage of herbaceous species, minor limb trimming along trails and for view shed, thinning of grape vines in cypress trees, and addition of native grasses, shrubs, and trees in areas where invasives are removed. Native vegetation replacement would generally follow the City of Austin's 609S specification.
4. Riparian enhancement along the lake front would include the vegetation management above and creation of wetland areas landward of the existing levee by excavation to take advantage of shallow ground water. The benefits of the riparian enhancements would be assessed and documented on an area basis (square feet or acres) of treatments rather than by the Zone 4 Lake Shore functional assessment procedure. Existing conditions would be documented

CORPORATE HEADQUARTERS

1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com
An LJA Company

EXHIBIT J
REC'D 9-28-2017

based on tree surveys and quantitative assessment of invasive species by stem counts or canopy cover. Predicted future condition would be based on assumptions of similar metrics for the proposed enhancements. (i.e., stem counts, species diversity, habitat structure and diversity, etc). Invasive or non-native species include, but are not limited to, Chinese tallow, privet, nandina, red-tip photenia, chinaberry, sweet autumn clematis, bermudagrass, johnsongrass, and others to be determined by a biological survey.

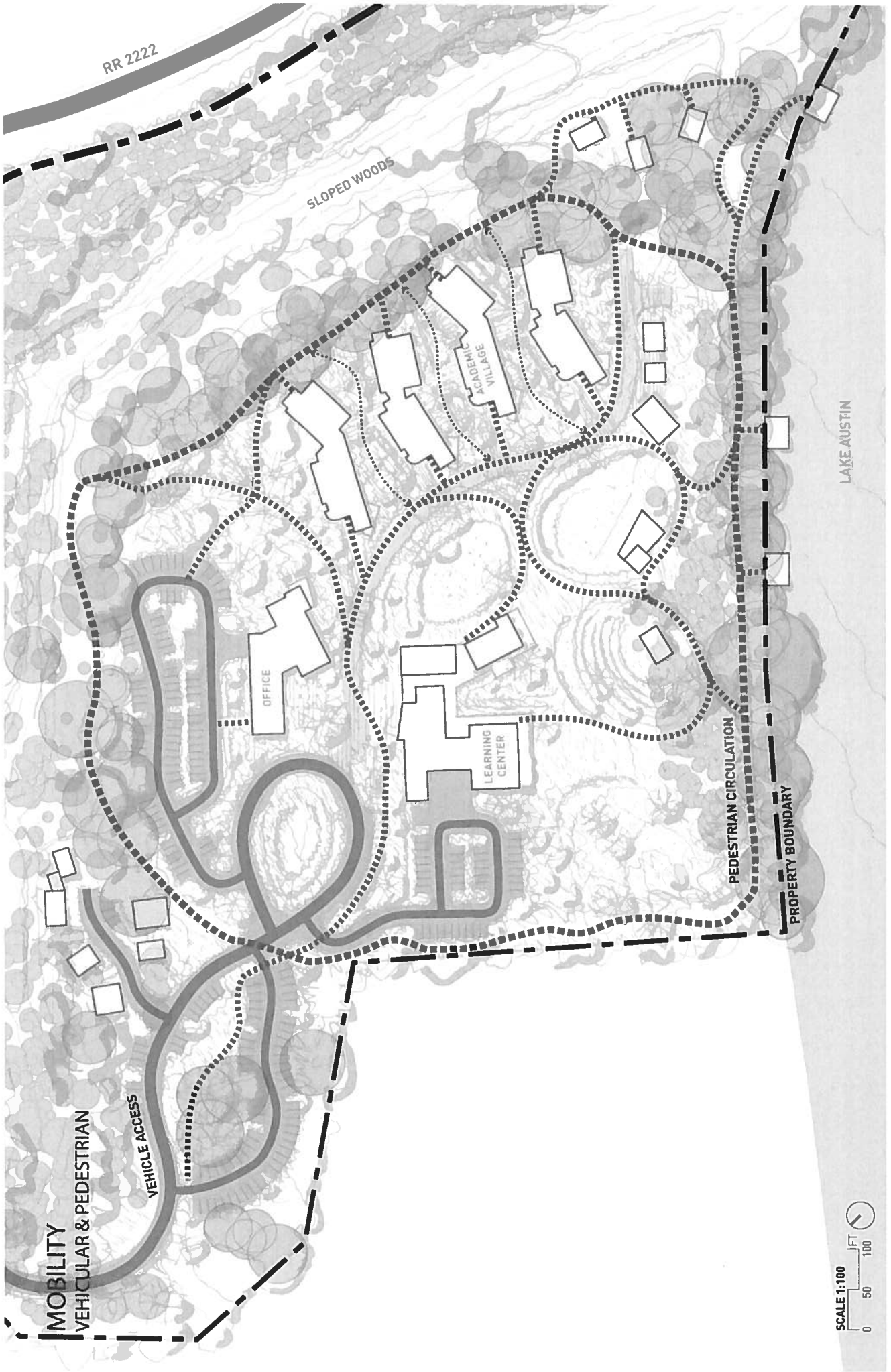
The area landward of the existing levee within the CEF buffer currently is completely dominated by Chinese tallow. This area is proposed for wetland and riparian enhancement. The general plan will include the removal of all Chinese tallow by bulldozer in preparation for excavation to create wetland habitat. Portions of the area comprising at least 60 percent will be excavated 1 to 3 feet to encounter groundwater or moist soil conditions related to shallow groundwater. The created wetland areas and other non-excavated areas within the CEF buffer will then be planted with desirable wetland and riparian trees, shrubs, and herbaceous plants, including, but not limited to bald cypress, green ash, sycamore, pecan, buttonbush, deciduous holly, and various species of *Eleocharis*, *Juncus*, *Pontederia*, *Schoenoplectus*, *Carex*, and *Persicaria*. Following planting, invasive species control measures will be implemented for two years to reduce the re-infestation by Chinese tallow and other non-native or noxious plants.

MOBILITY & ACCESS
VEHICULAR & PEDESTRIAN



EXHIBIT K
REC'D 9-28-2017





SCALE 1:100
0 50 100 FT



ENVIRONMENTAL COMMISSION MOTION 20171004 008a

Date: October 4, 2017

Subject: Holdsworth Center Planned Unit Development, C814-2017-0024

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, City staff has reviewed the Holdsworth Center Planned Unit Development (PUD) and recommends approval based on the fact that it meets all 12 Tier 1 items and offers some elements of superiority in 6 of the 12 Tier 2 categories; and

WHEREAS, the project will result in superior development for a non-profit training and leadership center benefitting the leaders of Texas public school districts; and

WHEREAS, the project is a low intensity, low impact type of development that is appropriate for the environmental setting; and

WHEREAS, the superiority elements preserve and enhance the site's natural features and protect the water quality of Lake Austin; and

WHEREAS, the proposal leverages the educational nature of the project to promote environmental best practices at school districts throughout the State;

THEREFORE, the Environmental Commission recommends support of the request for PUD zoning with the following:

Staff Conditions:

See back up memos posted with October 4, 2017 Environmental Commission Agenda.

Environmental Commission Conditions:

- Have Austin Police Department evaluate safety aspects of Boat Dock projecting up to 60' into the Lake and encourage applicant to minimize length of the day docks to 30' considering the safety aspects;
- Utilize decomposed granite or pervious paving along the Lake pathways and follow the existing alignment of the existing vehicular path. If the pathways go outside that pathway, the path should stay outside of the critical root zones.

VOTE 9-0

For: Perales, Thompson, Istvan, Neely, Maceo, H. Smith Guerrero, Gordon, B. Smith

Against: None

Abstain: None

Recuse: None

Absent: Creel, Kitchin

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales". The signature is fluid and cursive, with the first name "Marisa" written in a larger, more prominent script than the last name "Perales".

Marisa Perales, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

MEETING DATE REQUESTED: October 4, 2017

NAME & NUMBER OF PROJECT: Holdsworth Center Planned Unit Development
C814-2017-0024

OWNER: R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)

AGENT: Armbrust & Brown, PLLC (David Armbrust)

LOCATION: 4907 RM 2222 Road

PROJECT FILING DATE: March 2, 2017

WATERSHED PROTECTION DEPARTMENT STAFF: Andrea Bates, 974-2291
andrea.bates@austintexas.gov

PLANNING AND ZONING CASE MANAGER: Wendy Rhoades, 974-7719
wendy.rhoades@austintexas.gov

WATERSHED: Lake Austin watershed (Water Supply Suburban)
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance (current Code)

REQUEST: Review and consider for recommendation the environmental aspects of the proposed Planned Unit Development (PUD), including code modifications and environmental superiority.

STAFF RECOMMENDATION: Recommended with conditions.



MEMORANDUM

TO: Marisa Perales, Chair, and Members of the Environmental Commission

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: September 28, 2017

SUBJECT: Holdsworth Center Planned Unit Development – C814-2017-0024

This summary is being provided to the Environmental Commission as a supplement to the Planning and Zoning Department analysis for the Holdsworth Center Planned Unit Development (PUD). This memo provides an overview of the property's environmental features, the requested modifications to environmental code requirements, and the elements of the project that provide environmental superiority. Staff finds that the proposed development is environmentally superior to what could be built without the PUD under otherwise applicable regulations, as required by City code¹.

Description of Property

The Holdsworth Center PUD consists of approximately 44.2 acres of land located in northwest Austin, on RM 2222 east of Loop 360 (see Attachment A: Location Map). The property is currently zoned Lake Austin residence (LA). The site is used as agricultural land and includes an abandoned residential building and a few outbuildings.

The Holdsworth Center PUD site is located in the Lake Austin watershed, which is classified as Water Supply Suburban and is within the Drinking Water Protection Zone. The site is not within the Edwards Aquifer recharge or contributing zones. The property has approximately 1,900 feet of frontage along Lake Austin, which is protected by a 100-foot wide critical water quality zone (CWQZ) (see Attachment B: Critical Water Quality Zone and Floodplain).

Existing Topography/Soil Characteristics/Trees

The site contains a steep wooded hillside adjacent to RM 2222, which transitions to a gently sloped meadow and riparian zone along the lake. Elevations range from approximately 490 to 660 feet above mean sea level. Slopes range between zero and 15 percent on the majority of the

¹ Chapter 25-2, Subchapter B, Article 2, Division 5, Section 1.1.

property but increase to over 35 percent on the hillside. The property has unconsolidated gravel, sand, silt, and clay soils.

The property contains a large number of trees, including 111 heritage trees and 71 protected trees. Most of the heritage trees are located at the base of the hillside and along the shoreline of Lake Austin (see the applicant's Exhibit F: Heritage Trees). Predominant tree species on the site include live oak, pecan, and bald cypress.

Critical Environmental Features

An Environmental Resource Inventory (ERI) of the project site was prepared by Horizon Environmental Services in February 2017 (see Attachment D: Applicant's Environmental Resource Inventory). The ERI identified seven critical environmental features (CEFs) within the PUD site: four canyon rimrocks, one bluff, one seep, and one wetland. Current code requires a 150-foot buffer zone for each CEF. The PUD proposes to modify the buffers for all of the CEFs as illustrated on the applicant's Exhibit E: Critical Environmental Feature Buffers. The PUD designates a CEF buffer replacement area, requires revegetation of some disturbed areas, and proposes wetland mitigation to minimize the impacts of the CEF buffer reductions.

Project Description

The proposed project is a non-profit retreat center dedicated to training and leadership development for the leaders of Texas public school districts. Uses include meeting facilities, dormitories for up to 250 invitees, common area dining facilities, administrative offices, recreational facilities, one permanent residence for Holdsworth Center staff, parking facilities, three boat docks, and open space. See the applicant's Exhibit C: Land Use Plan for a conceptual site layout.

Requested Environmental Code Modifications

The following summarizes the proposed modifications to environmental requirements (please see the applicant's Exhibit B-1: Code Modification Table for additional details):

- **25-2-897, Accessory Uses for a Principal Civic Use** – The code is silent on whether a dock is a permitted accessory use for a civic use. The PUD modifies the code to allow construction of up to three docks on the property. Each dock shall be permitted a single means of access from the shoreline through the CWQZ.
- **25-2-1176(A), Site Development Regulations for Docks, Marinas, and Other Lakefront Uses** – One dock may have two slips with mechanical lifts and may extend up to 60 feet from the shoreline, instead of up to 30 feet as allowed by code. The other two docks shall not have mechanical equipment and may extend up to 45 feet from the shoreline. The maximum footprint for the three docks in aggregate shall be 3,900 square feet.
- **25-8-341, Cut Requirements** – The cut requirements are modified to allow cuts up to ten feet of depth for the proposed access drive, as shown on the applicant's Exhibit C: Land Use Plan.

- **25-8-281, Critical Environmental Features** – The buffer zones for the rimrocks, bluff, seep, and wetland CEFs are modified as shown on the applicant's Exhibit F: Critical Environmental Feature Buffers.

Proposed Environmental Superiority Elements

The project is proposing to provide the following environmental superiority elements (please see the applicant's Exhibit B: Holdsworth Center Superiority Table for additional details):

1. The PUD will provide at least 24.29 acres of open space, or 55 percent of the tract. The Tier 1 open space requirement for the proposed land use is 20 percent of the tract. The open space is comprised of 20.21 acres of protected natural features, including the CWQZ, CEF buffers, and Hill Country Roadway (HCR) buffer, plus an additional 4.08 acres of land that would otherwise be developable.
2. The PUD will exceed the minimum code requirements for landscaping as follows:
 - a. All planted trees shall be native species selected from Environmental Criteria Manual (ECM) Appendix F: Descriptive Categories of Tree Species;
 - b. All tree plantings shall use Central Texas seed stock;
 - c. All planted landscape materials shall be selected from ECM Appendix N: City of Austin Preferred Plant List or the Grow Green Native and Adapted Landscape Plants guide; and
 - d. Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area. (For the purposes of this requirement, the calculation of the total required landscape area shall not include the street yard or HCR buffer.)
3. The PUD will provide superior water quality controls by meeting the beneficial use standard currently proposed in CodeNEXT. Runoff from the 95th percentile rainfall event shall be retained and beneficially used on-site through practices that infiltrate, evapotranspire, or harvest and use rainwater.
4. The PUD will use only green water quality controls, as described in ECM Section 1.6.7, to treat 100 percent of the required water quality volume. Water quality treatment shall be provided by small-scale, distributed controls that utilize natural design and infiltration to the maximum extent feasible. The project will utilize a minimum of three different types of green water quality controls. However, biofiltration ponds may only be used if constructed with natural materials, including earthen berm slopes, and approved by the Watershed Protection Department.
5. The project will provide water quality controls for a minimum of 10 acres of the 17.5-acre untreated, developed offsite area identified in the applicant's Exhibit I: Drainage Area Map – Proposed Conditions.
6. The PUD will limit impervious cover to 8.8 acres (20 percent of gross site area), which is two percent below the maximum that would otherwise be allowed by code (9.8 acres, or 22 percent of gross site area).

7. The PUD will restore riparian vegetation in the degraded CWQZ along Lake Austin. Restoration shall include removing invasive species, planting native species, and creating new wetland areas on the landward side of the existing levee. Please see the applicant's Exhibit J: Conceptual Mitigation Plan for additional information.
8. The PUD will preserve 100 percent of the heritage trees on site, a minimum of 75 percent of the caliper inches associated with native protected size trees, and a minimum of 75 percent of all native caliper inches (including trees six inches in diameter at breast height or larger).
9. The PUD will cluster impervious cover in a manner that preserves the top of the bluff on the east side of the property along RM 2222.
10. The PUD will use porous pavement for at least 50 percent of all paved pedestrian areas.
11. Outdoor lighting on the site will be designed to incorporate dark sky lighting techniques as described in the applicant's Exhibit D: PUD Notes, note 5.
12. The PUD will include educational signage about key environmental features of the site. The purpose of the signage is to encourage participants from across the state to take information about environmental best practices back to their school districts. The applicant has proposed to install at least three 12-inch by 12-inch signs explaining the water quality control techniques. Staff would like to see signage at all water quality controls, as well as signs explaining the riparian restoration and potentially other key features. The applicant is amenable to this request for additional signage and will coordinate with staff to refine the proposal prior to the Planning Commission hearing.
13. The PUD will provide an Austin Energy Green Building rating of three stars or above.

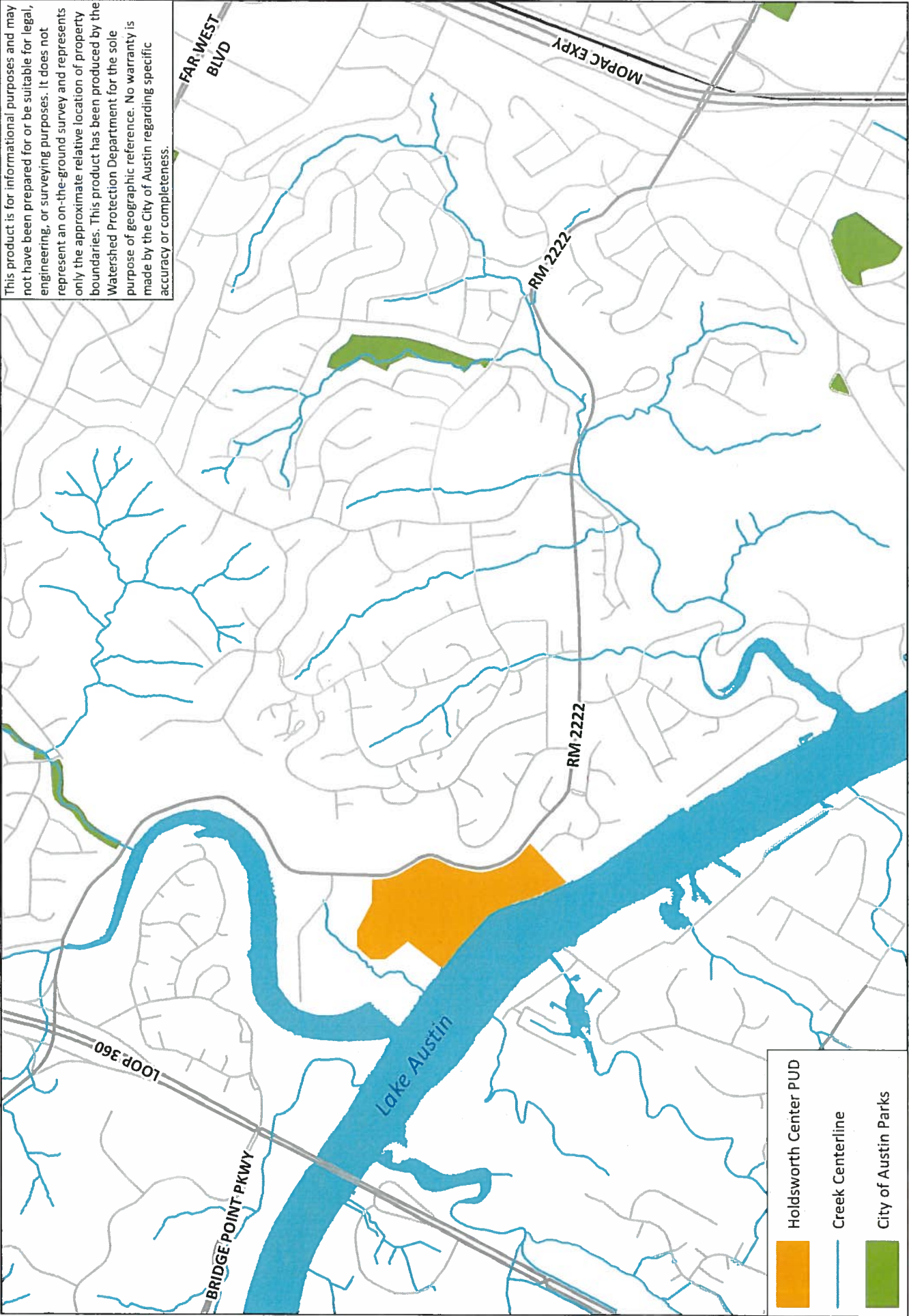
Determination

Based on the superiority elements described above, staff finds that the proposed development is environmentally superior to what could be built without the PUD. The proposed project is a low intensity, low impact type of development that is appropriate for the environmental setting. The superiority elements preserve and enhance the site's natural features and protect the water quality of Lake Austin. Finally, the proposal leverages the educational nature of the project to promote environmental best practices at school districts throughout the state.

Attachments

- A Location Map
- B Critical Water Quality Zone and Floodplain
- C Site Photos
- D Applicant's Environmental Resource Inventory

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Attachment A
Holdsworth Center PUD Location Map



Attachment B
Holdsworth Center PUD - Critical Water Quality Zone and Floodplain

Attachment C
Holdsworth Center PUD Site Photos



Meadow below hillside

Photo by Justin Garrison, Lake | Flato Architects



Canyon rimrock CEF

Attachment C
Holdsworth Center PUD Site Photos



Bluff CEF



Trees at base of hillside

Photo by Justin Garrison, Lake | Flato Architects

Attachment C
Holdsworth Center PUD Site Photos



Trees along Lake Austin

Photo by Justin Garrison, Lake | Flato Architects



Riparian area along Lake Austin

Photo by Justin Garrison, Lake | Flato Architects

Case No.: _____

(City use only)

Environmental Resource Inventory

For the City of Austin

Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: Mueller 44 Acre
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 130429
3. ADDRESS/LOCATION OF PROJECT: Off of RM 2222
4. WATERSHED: Lake Austin Watershed
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer Contributing Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No

*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
 If yes, then check all that apply:
 - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
 - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.
 - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

***If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).

8. There is a total of 7 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

1 (#s) Spring(s)/Seep(s) _____ (#s) Point Recharge Feature(s) 1 (#s) Bluff(s)
4 (#s) Canyon Rimrock(s) 1 (#s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Bergstrom soils and Urban Land (Bh)	B	0-5
Brackett soils and Urban land, 12 to 30% slopes (BrF)	C	0-4
Lincoln soils and Urban land (Lu)	A	0-12
Urban land and Brackett soils, 1 to 12% slopes (UuE)	C	0.2-4.6
Volente soils and Urban land, 1 to 8% slopes (VuD)	C	0.2-4.6

***Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

Topographically, the site is approximately 550 feet above mean sea level (USGS, 1988). Drainage on the subject site occurs primarily by overland sheet flow in a north-to-south direction into the Colorado River.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Lower Cretaceous	Glen Rose Formation (Kgru)	Cretaceous
Recent	Quaternary Terrace Deposits (Qt)	Quaternary

Brief description of site geology *(Attach additional sheets if needed):*

The Property is underlain by Glen Rose Formation (Kgru) and Quaternary Terrace Deposits (Qt) (UT-BEG, 1995). The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards Aquifer. It has a maximum thickness of about 350 to 500 feet. Stair-step topography is characteristic of the upper member of the Glen Rose Limestone. The Upper Glen Rose Limestone is described as yellowish-tan, thinly bedded limestone and marl (Garner and Young, 1976). The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic, and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular, and bored, with oysters cemented onto the surface (Rose, 1972).

Quaternary high terrace deposits consist of unconsolidated gravel, sand, silt, and clay (UT-BEG, 1981 or Garner and Young, 1976).

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 1 (#) wells present on the project site and the locations are shown and labeled

 (#s) The wells are not in use and have been properly abandoned.

 (#s) The wells are not in use and will be properly abandoned.

1 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The subject site is situated within the Cross Timbers vegetational area of Texas (Gould, 1975) and consisted of dense wooded vegetation.

There is woodland community on site☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
hackberry	Celtis laevigata
pecan	Carya illinoensis
live oak	Quercus virginiana
Ashe juniper	Juniperus ashei

There is grassland/prairie/savanna on site.....☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Bermuda grass	Cynodon dactylon

There is hydrophytic vegetation on site☒ YES ☐ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
pecan	Carya illinoensis	FACW
spikerush	Eleocharis spp.	OBL
bald cypress	Taxodium distichum	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 16 October 2014 and 2 February 2017
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Greg Sherrod

512-328-2430

Print Name

Telephone

greg_sherrod@horizon-esi.com

Signature

Email Address

Horizon Environmental Services, Inc.

12-23-2016

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	Mueller 44 Ac Tract
2	Project Address:	
3	Site Visit Date:	10-16-2014 and 2-2-2017
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	Lee Sherrod
6	Phone Number:	512-328-2430
7	Prepared By:	Greg Sherrod
8	Email Address:	greg_sherrod@horizon-esi.com

[illegible]

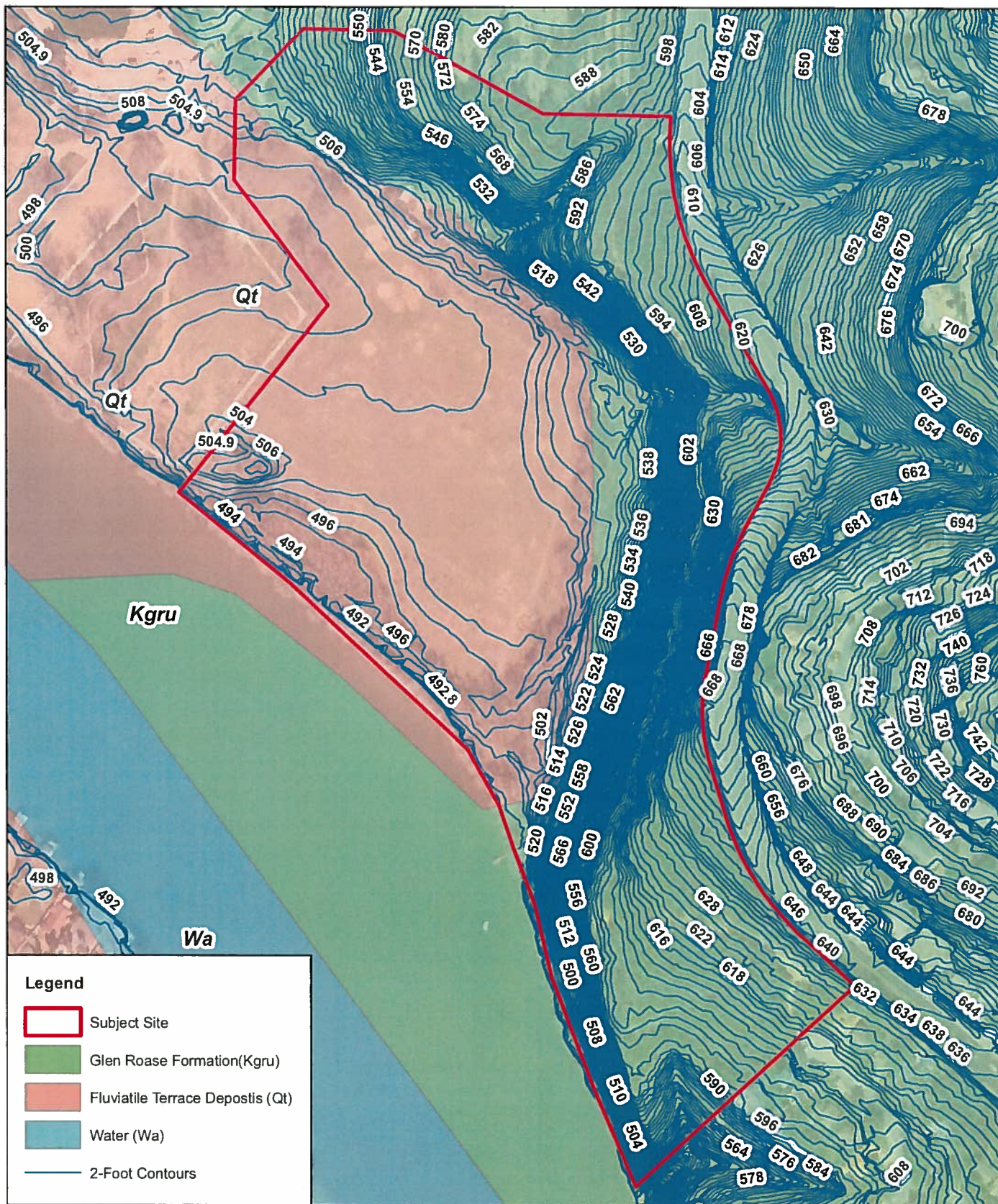
Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

City of Austin Use Only	
CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.



Horizon
 Environmental Services, Inc.

Date: 12/22/2016
 Drawn: GLS
 HJN NO: 160240 ERI
 Source: UT-BEG, 1981;
 COA, 2012;
 TNRIS, 2015



Legend



Subject Site

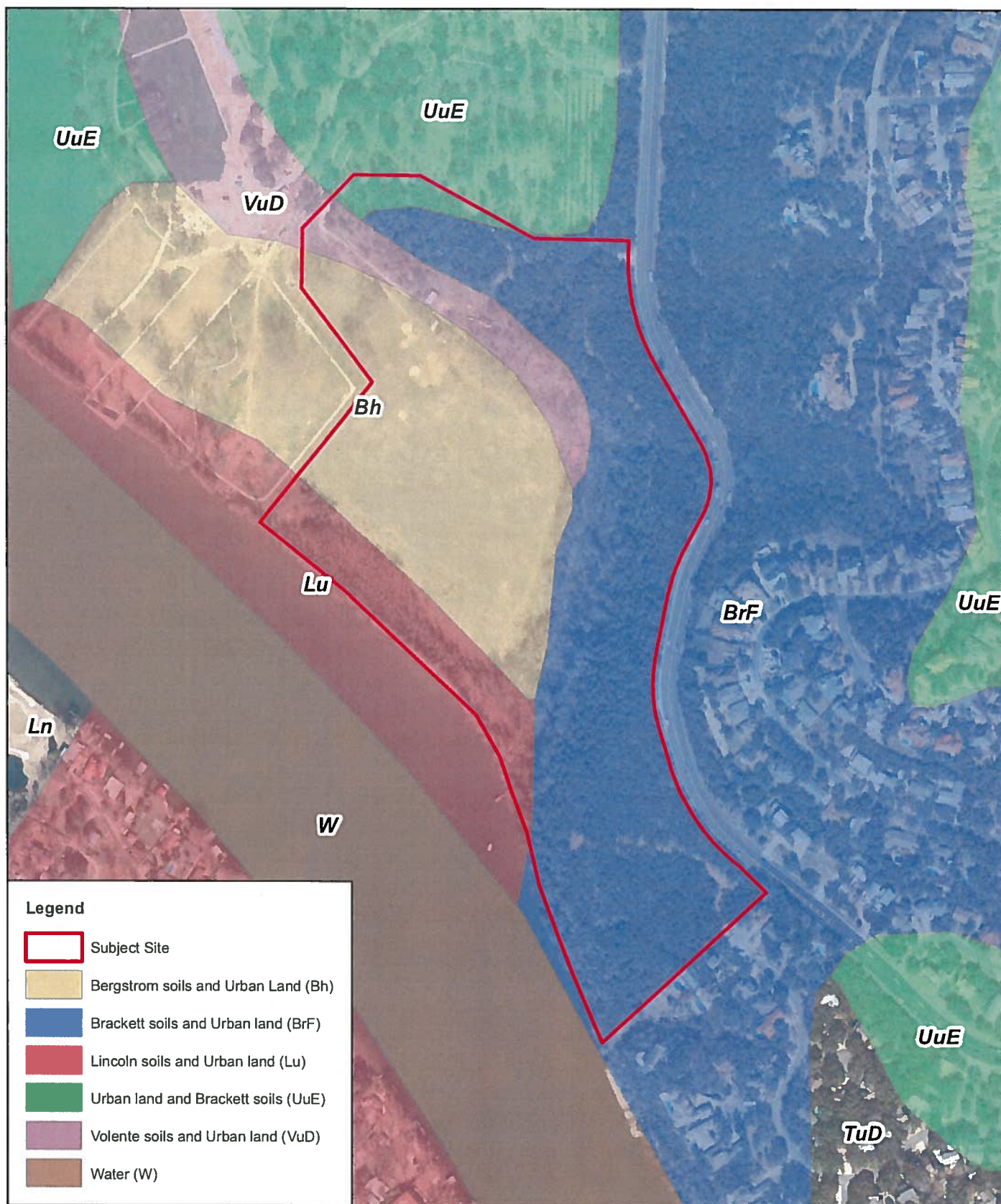
Horizon
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	USGS, 1995

Figure 2
1995 Historical Photograph
Mueller 44 Acre Tract
Located off RM 2222
East of Capital of Texas Highway
Austin, Travis County, Texas



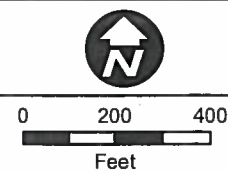
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Feet

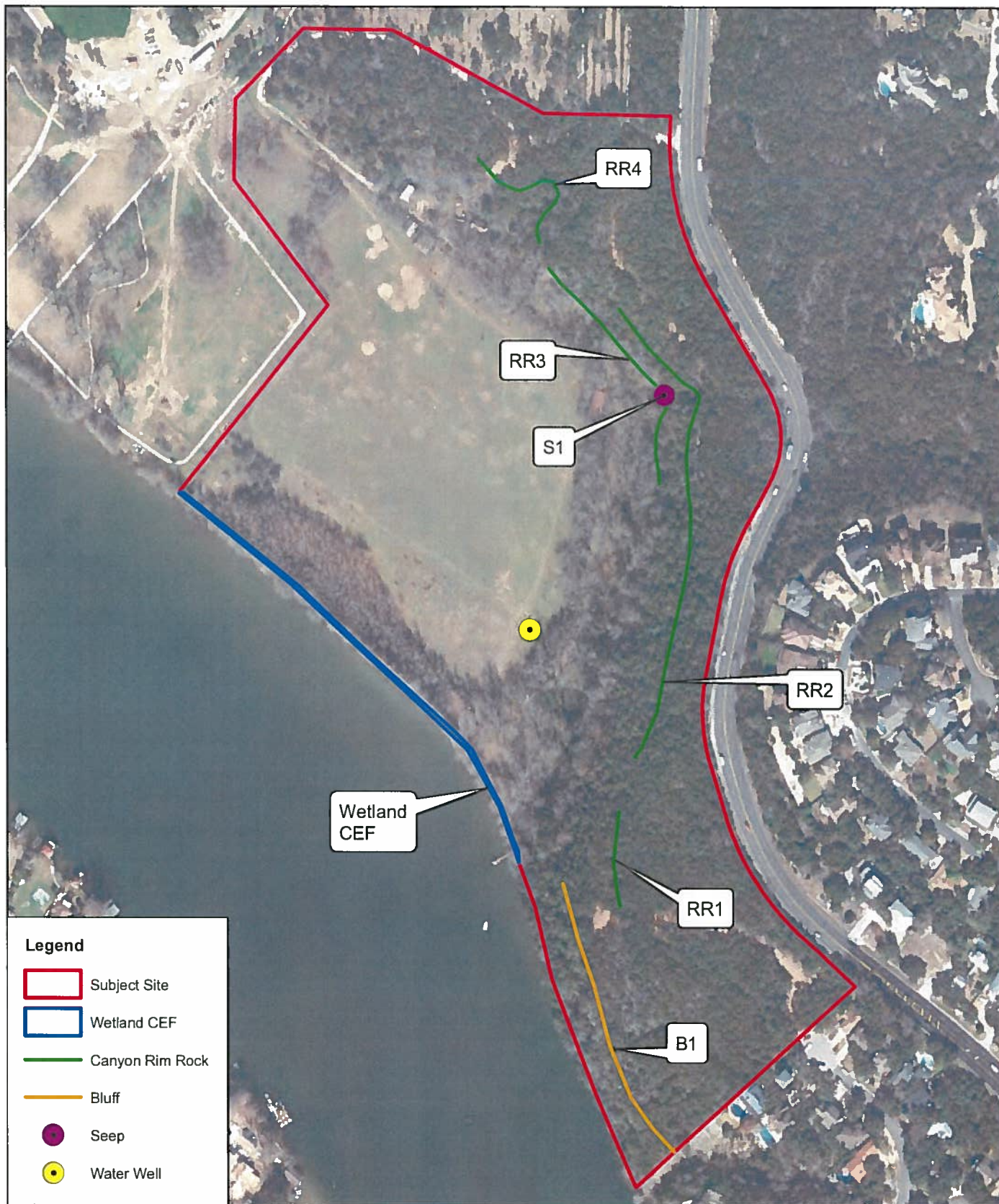


Horizon
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	NRCS, 2016 TNRIS, 2015

Figure 3
Site Soils Map
Mueller 44 Acre Tract
Located off RM 2222
East of Capital of Texas Highway
Austin, Travis County, Texas

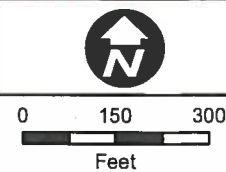




Horizon
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	TWDB, 2016 TNRIS, 2015

Figure 4
Critical Environmental Features
Mueller 44 Acre Tract
Located off RM 2222
East of Capital of Texas Highway
Austin, Travis County, Texas





Legend



Subject Site

Horizon
Environmental Services, Inc.

Date:	12/22/2016
Drawn:	GLS
HJN NO:	160240 ERI
Source:	COA, 2016 TNRIS, 2015

Figure 5
Critical Water Quality Zone
Mueller 44 Acre Tract
Located off RM 2222
East of Capital of Texas Highway
Austin, Travis County, Texas



0 150 300
Feet

Rhoades, Wendy

From: Denkler, Ann - BC
Sent: Friday, October 20, 2017 9:29 PM
To: Bobak J. Tehrany, P.E., PTOE; James, Scott
Cc: Eric deYoung; darmbrust; Shoppa, Dwayne; Rodriguez, Natalia [PDR]; Jain, Sangeeta; Bollich, Eric; Rhoades, Wendy; Rusthoven, Jerry; 'Ben Scott'
Subject: Re: Holdsworth - TxDOT Coordination

Mr. Tehrany,

Thanks for your clarification. I should have stated "agreement" or "contract".

The Land Use Plan in ZAP's back up showed the left turn into the property, but it did not indicate who was responsible for construction, etc.

I think your email would be helpful to have in Council's back-up, so, it's clear that the parties are in discussion and what TxDOT's requirements were.

Since, Ms. Rhoades is copied on this email, I'm sure she can make sure this is represented accurately at Council, and I will follow up to make sure the language is accurately reflected in the minutes.

Sincerely,

Ann Denkler

From: Bobak J. Tehrany, P.E., PTOE [mailto:btehrany@att.net]
Sent: Thursday, October 19, 2017 10:23:45 AM
To: James, Scott
Cc: Eric deYoung; darmbrust; Shoppa, Dwayne; Rodriguez, Natalia [PDR]; Jain, Sangeeta; Bollich, Eric; Denkler, Ann - BC; Rhoades, Wendy; Rusthoven, Jerry; 'Ben Scott'
Subject: Holdsworth - TxDOT Coordination

Scott,

Thank you attending the Zoning and Platting Commission on Tuesday evening and helping answer questions related to the traffic/transportation components of the project. There is one point of clarification which I wanted to make sure we're all on the same page on in order to provide accurate responses to Commissioners and Council. Commissioner Denkler asked whether a memorandum of understanding has been provided by TxDOT on the left-turn lane and right turn deceleration lane. To clarify the question, TxDOT will not provide a Memorandum of Understanding for the improvements that we're going to be constructing with the ROW. Ultimately, a Donation Agreement will be executed between the Developer and TxDOT which will allow for the construction of the improvements within TxDOT ROW. That is the contractual agreement between Developers and TxDOT for constructing improvements within the ROW. That process is currently in process, but not completed.

With that said, we have coordinated with TxDOT and obtained their concurrence on the point of access for the site as well as the improvements that are to be constructed. So while we do not have formal contracts in place, we have received communication from TxDOT that they agree with the improvements. We provided that correspondence to

Development Services Department Staff during the review of the zoning application so this is not something new. I have attached that correspondence to this email for your reference.

Again, we just want to make sure that the Commissioners and/or Council Members clearly understanding the coordination effort that has occurred to date and the process which we are moving forward with so there is no confusion.

Thank you,

Bobak

Bobak J. Tehrany, P.E., PTOE

President

BOE Consulting Services, LLC

9901 Brodie Lane 160-303 | Austin, TX 78748

512-632-7509 | bjtehrany@boe-engineering.com

Ann Denkler

Boards and Commissions

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Rhoades, Wendy

From: Mark Olsen [REDACTED]>
Sent: Monday, March 06, 2017 3:31 PM
To: Tehrany, Bobak; John Peters; Bobby Ramthun
Cc: Lynn Ann Carley; Neslund, Jon
Subject: RE: RM 2222 Driveway - Holdsworth Site

Bobak,

Due to high traffic volume, sight distance concerns, and safety of vehicles entering this facility, this office would only concur with approving access if a left turn lane would be constructed in conjunction with a proposed driveway to the Holdsworth Center development.

The design and cost of construction would be the responsibility of the developer, construction would be performed under a donation agreement where PSE would be reviewed and let through the TxDOT system.

Mark Olsen
Engineering Specialist
Georgetown Area Office
TxDOT Austin District
512-930-5402

From: Tehrany, Bobak [mailto:Bobak.Tehrany@stantec.com]
Sent: Monday, March 06, 2017 10:03 AM
To: John Peters; Bobby Ramthun; Mark Olsen
Cc: Lynn Ann Carley; Neslund, Jon
Subject: Re: RM 2222 Driveway - Holdsworth Site

Thanks!

Bobak J. Tehrany, P.E., PTOE
Stantec
512-328-0011 (o)
512-632-7509 (c)
Bobak.Tehrany@stantec.com
Sent Wirelessly

From: Mark Olsen [mailto:Mark.Olsen@txdot.org]
Sent: Monday, March 6, 2017 9:47:52 AM
To: Tehrany, Bobak; John Peters; Bobby Ramthun
Cc: Lynn Ann Carley; Neslund, Jon
Subject: RE: RM 2222 Driveway - Holdsworth Site

I'll get with Bobby and we'll have something put together, trying for this afternoon.

Mark

From: Tehrany, Bobak [mailto:Bobak.Tehrany@stantec.com]
Sent: Monday, March 06, 2017 9:47 AM
To: John Peters; Bobby Ramthun; Mark Olsen
Cc: Lynn Ann Carley; Neslund, Jon
Subject: Re: RM 2222 Driveway - Holdsworth Site

Follow up on our request below. We have submitted our PUD Zoning application to the City of Austin, but we would still very much appreciate some kind of communication from TXDOT supporting the point of access with the caveats of the roadway improvements.

This would be very helpful to us as we move along the City of Austin process. Please let us know.

Thanks,

Bobak

Bobak J. Tehrany, P.E., PTOE
Stantec
512-328-0011 (o)
512-632-7509 (c)
Bobak.Tehrany@stantec.com
Sent Wirelessly

From: Tehrany, Bobak
Sent: Tuesday, February 28, 2017 8:38:39 AM
To: John Peters; Bobby Ramthun; Mark Olsen
Cc: Lynn Ann Carley
Subject: RE: RM 2222 Driveway - Holdsworth Site

TxDOT Team,

We will be submitted our zoning application to the City of Austin on Friday and as part of our application we would appreciate something in writing from your office stating support of the access with the caveat that the left-turn improvement lane must be provided. A memo would be fantastic, but an email providing support of the access would work to. Please let me know if this is something you can provide before Friday. We greatly appreciate ya'll help with this project.

Thanks,

Bobak

Bobak Tehrany, P.E., PTOE
Project Manager
Stantec
Phone: (512) 328-0011
Bobak.Tehrany@stantec.com

From: Tehrany, Bobak
Sent: Wednesday, December 21, 2016 12:14 PM
To: John Peters <John.Peters@txdot.gov>; Bobby Ramthun <Bobby.Ramthun@txdot.gov>; 'Mark Olsen' <Mark.Olsen@txdot.gov>
Cc: 'Lynn Ann Carley' <carley@hewlett.com>
Subject: RM 2222 Driveway - Holdsworth Site

TxDOT Team,

Thank you for taking the time yesterday to sit down with us to discuss the future Holdsworth Center development. Per our conversation yesterday, it's my understand that TxDOT would be supportive of allowing the site to take access to RM 2222 at the location in which there is currently a gravel driveway. This location is highlighted on the attached Google Aerial. Additionally, in order to have this access point, TxDOT would require the widening of RM 2222 to provide for a northbound left turn bay to allow for safe left turns into the development. The details of the design will be determined at the time design will move forward.

The construction of the left turn bay would require a Donation Agreement to be executed between the developing entity and TxDOT. The appropriate environmental clearances would be required through TxDOT. Construction Documents and full construction funding would be provided by the developing entity to TxDOT, and TxDOT would then publicly let, manage, and inspect the project. There is a possibility that TxDOT could be able to waive administrative fees typically applied during the Donation Agreement.

Can you please confirm that the above stated information is accurate? If anything should be modified please let me know.

Happy Holidays!

Bobak

Bobak Tehrany, P.E., PTOE

Project Manager

Stantec

221 West Sixth Street Suite 600 Austin TX 78701-3411

Phone: (512) 328-0011

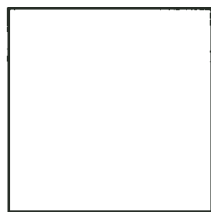
Fax: (512) 328-0325





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PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2017-0024
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 15, 2017, Zoning and Planning Commission

Elizabeth Chan
Your Name (please print)

5830 Westslope Dr. Austin, TX 78731

Your address(es) affected by this application

Shrek
Signature

8/7/17
Date

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object	RESOLUTIONS below
--	----------------------

Daytime Telephone: _____

Approve With _____

Comments: RESTRICTIONS to be added to PD: ① Restricted to Educational use only at anytime ② height to max 25' on any ground above 510' in elevation, to 40' for below 510' in elevation ③ Reduce traffic trips to 200 max a day ④ adhere to outdoor lighting ordinance Sec 102-210 nonresidential for wk Hrs, TX ⑤ No amplified noise & low decibel level, esp. blu 10 pm-7am ⑥ maintain tree line along Lake Austin as well as Heritage trees ⑦ No heli pad ever ⑧ Sound mitigation barrier along 2222

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

Joseph Tatum Moore
Your Name (please print)

5842 Whetstone Dr. Austin 78731
Your address(es) affected by this application

[Signature]
Signature

8/6/17
Date

Daytime Telephone: 512 577-3023

Comments: _____

☐ I am in favor
☒ I object

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P. O. Box 1088
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Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

Curtis J. Hall, Ms. Theresa Minh

Your Name (please print)

4813-3 Belvedere

Your address(es) affected by this application

4813-3 Belvedere

Signature

Date

Daytime Telephone: 512-350-4474

Comments: We feel this project

would greatly affect our view of Lake Austin & would greatly increase traffic adjacent to our property

Curtis J. Hall

Theresa Minh

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2017-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 15, 2017, Zoning and Platting Commission

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

RR 2222 is already a dangerous rd. that can not accommodate more traffic safely. A PUP would reduce home values w/ grid-lock traffic, noise and no longer being residential.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810